

F. Rural Lands (RL) - Limitation on use. All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the Rural Lands land use category may be authorized in compliance with the land use permit requirements of that Section, except residential care, correctional institutions, and uses listed by Table 2-2, Section 22.06.030 in the Industry, Manufacturing and Processing use group.

22.108.050 - San Luis Obispo Urban Area Standards

The following standards apply to all unincorporated lands within the City of San Luis Obispo urban reserve line, or to the land use categories or specific areas listed.

A. Communitywide standards. The following standards apply to all unincorporated properties within the urban reserve line.

1. **Sewage disposal.** Residential developments shall provide on-site conventional subsurface (individual or community) wastewater disposal systems until the property can be annexed to the city and city services provided (rather than wastewater treatment packaged plants).
2. **Water supply.** Developments shall provide on-site water supply, or a community water supply system with the capacity to serve 50 or more connections (customers) may be permitted, until annexed to the city and city services are provided.
3. **Limitation on use.** Prior to annexation by the City of San Luis Obispo, land uses shall be limited to those listed as allowable, permitted, and conditional within the Agriculture land use category by Section 22.06.030, except as otherwise allowed for specific areas (such as the Airport Area) by this Section.
4. **Airport area.** The following standards apply only to the land shown in Figure 108-18.
 - a. **Minimum parcel size.** The minimum parcel size is 20 acres. Commercial condominium or planned unit developments may use smaller parcel sizes to be determined by the Review Authority through Conditional Use Permit approval.
 - b. **Dry sewer/water facilities.** Water supply and sewage disposal systems shall be designed to accommodate future connection to city systems where feasible.
 - c. **Septic systems maintenance.** New septic systems shall be inspected and maintained annually.
 - d. **Business license clearance.** Compliance with all applicable conditions of land use permits shall be determined before issuance of a business license, in compliance with Section 22.62.020.
 - e. **Signs.** Free-standing signs shall be monument signs with a maximum height of six feet.
 - f. **Use limitation disclosure.** A notice listing the authorized land uses for a site shall be recorded in the Office of the County Recorder at the time the Final Map is recorded for any commercial condominium or planned unit development or before final condition compliance of any Conditional Use Permit or Minor Use Permit.

- g. Limitation on use.** Land uses shall be limited to those listed in the following table or where other planning area standards of this Chapter, or other standards of this Title further limit permitted uses. Land use categories (and subareas) are abbreviated in the table as follows:

AG	Agriculture
REC	Recreation
RSF	Residential Single-Family
RMF	Residential Multi-Family
CR	Commercial Retail
CR/VS	Commercial Retail/Visitor Serving

CS	Commercial Service
CS/BP	Commercial Service/ Business Park
IND	Industrial
PF	Public Facilities
OS	Open Space

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

AGRICULTURE, RESOURCE, AND OPEN SPACE USES

Ag Processing	A2					A2	22.30.070
Agricultural Accessory Structures	P					P	22.30.030,060
Animal Facilities							22.30.100
Animal hospitals & veterinary medical facilities						A1	22.30.100
Horse ranches and other equestrian facilities						MUP	22.30.100
Kennels (6)						A1	22.30.100
Zoos - Private, no display open to public						MUP	22.30.100
Zoos - Open to public							22.30.100
Animal Keeping	A2	A2	A2	A2	A2	A2	22.30.090
Crop Production and Grazing	A1	A2	A2	A2	A2	A2	22.30.200
Farm Equipment & Supplies Sales						A1	
Mines and quarries							22.36
Nursery Specialties	A2					A2	22.30.310
Petroleum Extraction							22.34

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

AGRICULTURE, RESOURCE, AND OPEN SPACE USES

Ag Processing	A2	A1				22.30.070
Agricultural Accessory Structures	P	P	SP(5)	P	P	22.30.030,060
Animal Facilities						22.30.100
Animal hospitals & veterinary medical facilities					A1	22.30.100
Horse ranches and other equestrian facilities					MUP	22.30.100
Kennels (6)					A1	22.30.100
Zoos - Private, no display open to public						22.30.100
Zoos - Open to public					CUP	22.30.100
Animal Keeping	A2	A2	A2	A2	A2	22.30.010
Crop Production and Grazing	A2	A2	A1	A1	A1	22.30.200
Farm Equipment & Supplies Sales		A1				
Mines and quarries						22.36
Nursery Specialties						22.30.310
Petroleum Extraction						22.34

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) Licensing of all kennels by the County Tax Collector is required by Section 9.04.120 of this Code.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

INDUSTRY, MANUFACTURING & PROCESSING USES

Apparel Products						A1	
Computer-based industry						A1	
Concrete, Gypsum & Plaster Products							
Electronics, Equipment & Appliances						A1	
Food and Beverage Products				A1(8)			
Furniture & Fixture Products, Cabinet Shops						A1	
Lumber & Wood Products							
Machinery Manufacturing							
Metal Industries, Fabricated							
Paper Products							
Paving Materials							
Petroleum Refining & Related Industries							22.32.050
Plastics and Rubber Products							
Printing and Publishing						A1	
Recycling - Small collection facility	SP		SP	SP	SP	SP	22.30.390
Small Scale Manufacturing						A1	22.30.550
Stone & Cut Stone Products							
Structural Clay & Pottery-Related Production							
Warehousing, Wholesaling & Distribution						A1	22.30.640

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

INDUSTRY, MANUFACTURING & PROCESSING USES

Apparel Products	A1					
Computer-based industry	A1	A1				
Concrete, Gypsum & Plaster Products		A1				
Electronics, Equipment & Appliances	A1	??				
Food and Beverage Products	A1(5)	A1				
Furniture & Fixture Products, Cabinet Shops	A1	A1				
Lumber & Wood Products		A1				
Machinery Manufacturing		A1				
Metal Industries, Fabricated		A1				
Paper Products		A1				
Paving Materials		A1				
Petroleum Refining & Related Industries (no refining)		A1				22.32.050
Plastics and Rubber Products		CUP				
Printing and Publishing	A1					
Recycling - Small collection facility	SP	SP		SP	SP	22.30.390
Small Scale Manufacturing	A1	A1				22.30.550
Stone & Cut Stone Products		A1				
Structural Clay & Pottery-Related Products		A1				
Warehousing, Wholesaling & Distribution	A1(6)	A1			A1	22.30.640

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Allowable use limited to bakeries, ice cream and candy shops, and other similar uses, where the majority of production is for on-site retail. Permit requirement determined by 22.xx.xxx for retail trade and services.
- (6) Use limited to enclosed facilities.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Amusement Parks							
Clubs, Lodges, and Private Meeting Halls				A1		A1	
Indoor Amusement & Recreation Facilities					A2		22.30.240
Libraries and Museums					SP		22.30.250
Outdoor Athletic Facilities		CUP			SP	SP	22.30.340
Public Assembly & Entertainment Facilities					A1		
Public Parks and Playgrounds		SP			SP	SP	22.30.340
Recreation Equipment Rental - Motorized							22.30.340
Recreation Equipment Rental - Non-motorized							22.30.340
Religious Facilities	CUP			A1		A1	22.30.400
Rural Recreation and Camping	A2						22.30.520
Schools - College & University							
Schools - Elementary & Secondary							22.32.540
Schools - Specialized Education & Training						A1	22.32.540
Sports Assembly							
Temporary Events	A2					A2	22.32.610

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Amusement Parks						
Clubs, Lodges, and Private Meeting Halls	A1					
Indoor Amusement & Recreation Facilities	A2(5)			A2	MUP	22.30.240
Libraries and Museums	SP			SP	A1	22.30.250
Outdoor Athletic Facilities	SP			SP	SP	22.30.340
Public Assembly & Entertainment Facilities						
Public Parks and Playgrounds	SP			SP	SP	22.30.340
Recreation Equipment Rental - Motorized						22.30.340
Recreation Equipment Rental - Non-motorized						22.30.340
Religious Facilities	A1					22.30.400
Rural Recreation and Camping					A2	22.30.520
Schools - College & University					A1	
Schools - Elementary & Secondary					CUP	22.32.540
Schools - Specialized Education & Training	A1				A1	22.32.540
Sports Assembly				CUP	CUP	
Temporary Events	A2	A2		A2	A2	22.32.610

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use limited to gymnasiums and health clubs.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

RESIDENTIAL USES

Caretaker Quarters	P			P	P	P	22.30.030,430
Farm Support Quarters	A2						22.30.480
Home Occupations	P	P	P	P	P	P	22.30.030,230
Mobile Homes	P	P	P				22.30.450
Multi-Family Dwellings							22.30.490,500
Nursing & Personal Care							22.30.320
Organizational Houses							22.30.460
Residential Accessory Uses	P	P	P	P	P	P	22.30.030,410
Residential Care - 6 or fewer clients	P(6)	P(6)	P(6)				22.30.420
Residential Care - 7 or more clients							22.30.420
Single-Family Dwellings	P	P	P				22.30.490,500
Temporary Construction Trailer Parks							22.30.590
Temporary Dwellings	P	P	P	P	P	P	22.30.600

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

RESIDENTIAL USES

Caretaker Quarters	P	P	SP(5)	P	P	22.30.030,430
Farm Support Quarters						22.30.480
Home Occupations	P	P		P	P	22.30.030,230
Mobile Homes						22.30.450
Multi-Family Dwellings						22.30.490,500
Nursing & Personal Care						22.30.320
Organizational Houses						22.30.460
Residential Accessory Uses	P	P			P	22.30.030,410
Residential Care - 6 or fewer clients						22.30.420
Residential Care - 7 or more clients					A1	22.30.420
Single-Family Dwellings						22.30.490,500
Temporary Construction Trailer Parks						22.30.590
Temporary Dwellings	P	P		P	P	22.30.600

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.
- (6) No land use permit required for Residential Care facilities with 6 or fewer clients.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

RETAIL TRADE USES

Auto, Mobile Home & Vehicle Dealers - Indoor						MUP	22.30.110
Bars & Nightclubs					A1	A1	22.30.570
Building Materials and Hardware						CUP	22.30.140
Convenience & Liquor Stores							22.30.570
Fuel Dealers						A1	22.30.220
Furniture, Home Furnishings & Equipment				A1		A1	
Gas Stations				MUP	MUP	SP	22.30.130
General Retail					A1		
Grocery Stores					A1	A1	22.30.570
Mail Order & Vending						A1	
Outdoor Retail Sales	A2					A2	22.30.330
Restaurants					A1	A1	22.30.570
Roadside Stands - Permanent	SP						22.30.510
Roadside Stands - Temporary	P						22.30.510

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

RETAIL TRADE USES

Auto, Mobile Home & Vehicle Dealers						22.30.110
Bars & Nightclubs	A1	A1		CUP		22.30.570
Building Materials and Hardware						22.30.140
Convenience & Liquor Stores				CUP(5)		22.30.570
Fuel Dealers		A1				22.30.220
Furniture, Home Furnishings & Equipment						
Gas Stations	SP(6)					22.30.130
General Retail	A1			CUP		
Grocery Stores	A1	A1		CUP(5)		22.30.570
Mail Order & Vending	A1					
Outdoor Retail Sales				A2	A2	22.30.330
Restaurants	A1	A1		CUP		22.30.570
Roadside Stands - Permanent				A2		22.30.510
Roadside Stands - Temporary						22.30.510

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use limited to a maximum floor area of 5,000 square feet.
- (6) No more than six gas pumps are allowed.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

SERVICES

Auto & Vehicle Repair & Service						A1	22.30.120
Banks and financial services					A1		
Business Support Services						A1	
Cemeteries and Columbariums							22.30.150
Child Day Care - Small Family Day Care Homes		P	P				22.30.170
Child Day Care Centers							22.30.170
Construction Contractors						A1	
Correctional Institutions							
Health Care Services					A1		
Lodging - Bed & Breakfast Inns, 3 or fewer units	P				P		22.30.260
Lodging - Bed & Breakfast Inns, 4 or more units	MUP				MUP		22.30.260
Lodging - Hotels & Motels, 39 or fewer units					MUP		22.30.280
Lodging - Hotels & Motels, 40 or more units					CUP		22.30.280
Lodging - Hotels & Motels, condominium					CUP		22.30.290
Offices					A1	A1	
Offices - Temporary during construction	P	P	P	P	P	P	22.30.600
Offices - Temporary in advance of construction	MUP	MUP	MUP	MUP	MUP	MUP	22.30.600
Personal Services				A1	A1	A1	22.30.350
Public Safety Facilities					CUP	CUP	
Repair Services - Consumer Products						A1	
Social Service Organizations							
Storage - Accessory	A1	A2	A2	A2	A2	A2	22.30.040
Storage - Outdoor Storage Yards						A1	22.30.560
Temporary Construction Yards	MUP	MUP	MUP	MUP	MUP	MUP	22.30.620
Waste Disposal Sites							

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	
SERVICES						
Auto & Vehicle Repair & Service						22.30.120
Banks and financial services						
Business Support Services	A1					
Cemeteries and Columbariums					CUP	22.30.150
Child Day Care - Small Family Day Care Homes						22.30.170
Child Day Care Centers					CUP	22.30.170
Construction Contractors						
Correctional Institutions						
Health Care Services	A1					
Lodging - Bed & Breakfast Inns, 3 or fewer units						22.30.260
Lodging - Bed & Breakfast Inns, 4 or more units						22.30.260
Lodging - Hotels & Motels, 39 or fewer units						22.30.280
Lodging - Hotels & Motels, 40 or more units						22.30.280
Lodging - Hotels & Motels, condominium						22.30.290
Offices	A1				A1	
Offices - Temporary during construction	P	P		P	P	22.30.600
Offices - Temporary in advance of construction	MUP	MUP		CUP	CUP	22.30.600
Personal Services	A1					22.30.350
Public Safety Facilities	CUP	CUP		CUP		
Repair Services - Consumer Products						
Social Service Organizations					CUP	
Storage - Accessory	A2	A2		A2		22.30.040
Storage - Outdoor Storage Yards		A1				22.30.560
Temporary Construction Yards	MUP	MUP		MUP	MUP	22.30.620
Waste Disposal Sites						

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations
- (4) Business License Clearance may also be required; see Section 22.62.020
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval.

See KEY TO PERMIT REQUIREMENTS on previous page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)						Specific use Standards
	AG	RSF	RMF	CR	CR/VS	CS	

TRANSPORTATION & COMMUNICATIONS USES

Airfields & Heliports							22.30.080
Broadcasting Studios						A1	
Communications Facilities	CUP						22.30.180
Pipelines & Transmission Lines	A2	A2	A2	A2	A2	A2	22.30.360
Public Utility Facilities							22.30.370
Transit Stations & Terminals (no maintenance)				SP	SP	SP	
Truck Stops						A1	
Vehicle & Freight Terminals						A1	
Vehicle Storage					SP		22.30.630

KEY TO PERMIT REQUIREMENTS

Symbol	Permit Requirement	Procedure is in Section:
A1	Allowable use, subject to the land use permit required by 22.06.030, Table 2-3	22.06.030
A2	Allowable use, subject to the land use permit required by the specific use standards.	22.30
P	Permitted use, Zoning Clearance required. (4)	22.62.030
SP	Permitted use, Site Plan Review required. (4)	22.62.040
MUP	Conditional use - Minor Use Permit required. (4)	22.62.050
CUP	Conditional use - Conditional Use Permit required. (4)	22.62.060
	Use not allowed. (See 22.02.020.E regarding uses not listed.)	22.06.030.C

See NOTES on next page.

SAN LUIS OBISPO ALLOWABLE LAND USES AND PERMIT REQUIREMENTS

LAND USE (1) (2)	PERMIT REQUIREMENT BY L.U.C. (3)					Specific use Standards
	CS/BP	IND	OS	REC	PF	

TRANSPORTATION & COMMUNICATIONS USES

Airfields & Heliports					CUP	22.30.080
Broadcasting Studios	A1				A1	
Communications Facilities	CUP	CUP			CUP	22.30.180
Pipelines & Transmission Lines	A2	A2	SP(5)	A2	A2	22.30.360
Public Utility Facilities						22.30.370
Transit Stations & Terminals (no maintenance facilities)		SP			A1	
Truck Stops		A1				
Vehicle & Freight Terminals		A1				
Vehicle Storage		A1			A1	22.30.630

NOTES (The following notes apply only to these two facing pages)

- (1) See Article 8 for definitions of the listed land uses.
- (2) See Article 9 for any restrictions or special permit requirements for a listed use in a specific community or area.
- (3) L.U.C. means "land use category." See Section 22.04.020, Table 2-1, for a key to the land use category abbreviations.
- (4) Business License Clearance may also be required; see Section 22.62.020.
- (5) Use allowed on private land with Site Plan Review only when authorized by a recorded open space easement executed by the property owner and the County. Use allowed on public land subject to Conditional Use Permit approval

See KEY TO PERMIT REQUIREMENTS on previous page.

- h. **Nonconforming uses.** Existing uses in the Industrial, Commercial Service, Industrial or Commercial Retail land use categories that become nonconforming as a result of Subsection A.4.g may be expanded in compliance with the land use permit required by Section 22.06.030 or Article 4 (where applicable), provided the proposed expansion will not increase the building floor area or outdoor activity area by more than 25 percent.
- i. **Limitation on size of convenience, liquor, and grocery stores.** No convenience, liquor, or grocery store shall exceed 5,000 square feet of floor area.
- j. **Street setbacks.** The following minimum setbacks along public roads shall be provided with any development or land division. Specific right-of-way dedications and improvements shall be required as needed during the discretionary review process.
 - (1) **Prado Road, Santa Fe Road (north of Tank Farm Road), South Higuera Street, and Tank Farm Road (West of Broad Street).** The setback along these public roads shall be a minimum of 75 feet from the roadway centerline shown on recorded survey maps.
 - (2) **Buckley Road, Industrial Way, Santa Fe Road (South of Tank Farm Road), Suburban Road, and Vachell Lane.** The setback along these public roads shall be a minimum of 60 feet from the roadway centerline shown on recorded survey maps.
 - (3) **Margarita Avenue.** The setback along this public road shall be a minimum of 67 feet where the PG&E high-voltage towers are located within Margarita Avenue and 60 feet where the towers are not located within the roadway, both measured from the roadway centerline shown on recorded survey maps.
 - (4) **Broad Street:** The setback from Broad Street shall be a minimum of 50 feet from the existing right-of-way.
 - (5) **All other public roads:** The setback along all public roads except the public roads specified above shall be a minimum of 25 feet from the property line.
- k. **Landscaping.** Any new development requiring land use permit approval and any land division shall include screening of outdoor storage, loading and parking areas from all public streets by native or drought-tolerant landscape and plant materials, and shall provide street trees along the property frontage on all public streets.
- l. **Reduction in required parking.** The Review Authority may authorize a reduction in required parking by up to 20 percent for an employer who implements a trip reduction plan approved by the Air Pollution Control District.

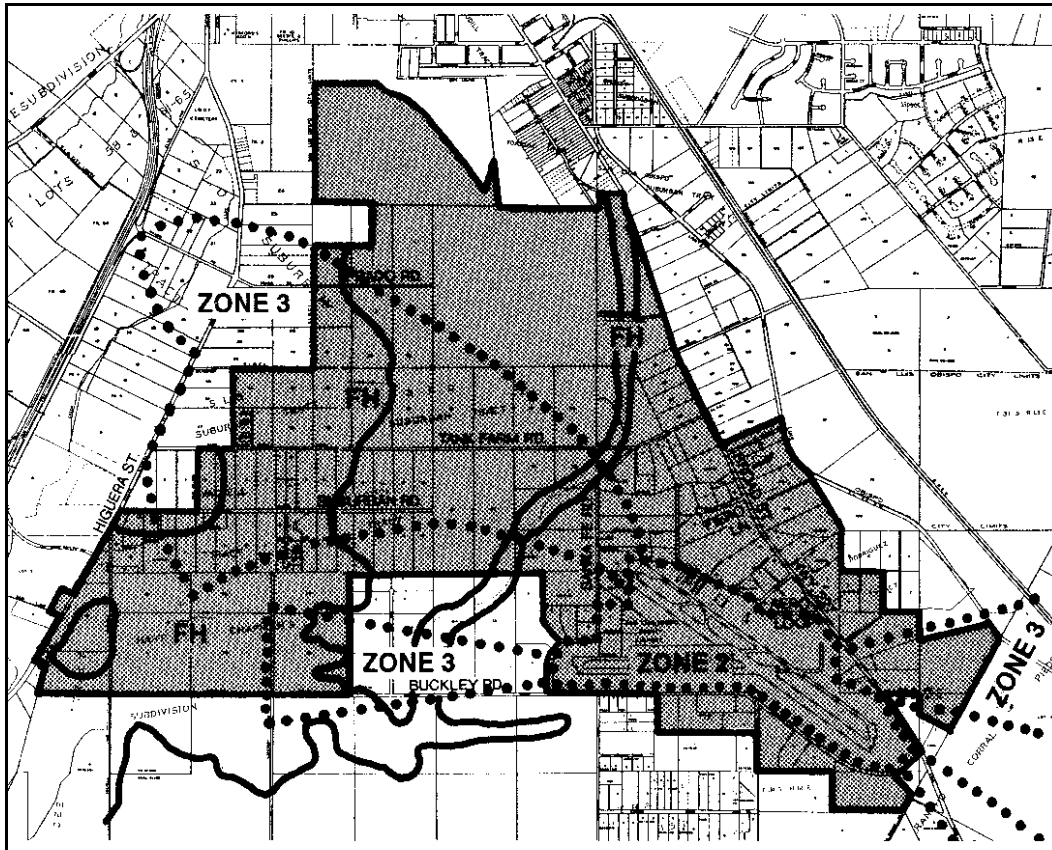


Figure 108-18 - Airport Area

B. Commercial Retail (CR) - Los Osos Valley Road. The following standards apply to any commercial development of the land shown in Figure 108-19.

1. **Sewer/water facilities.** Water supply and sewage disposal systems shall be designed in compliance with the "Water Quality Control Plan - Central Coast Basin" and to accommodate future connection to city systems.
 - a. If treatment for iron, manganese and PCE is shown to not be feasible bottled water shall be provided for drinking.
 - b. Approval of the wastewater disposal system from the Regional Water Quality Control Board or evidence that no discharge permit or other approval is required shall be provided before any construction permits can be issued if any proposed discharge will exceed 2,500 gallons per day. Nothing in this standard shall be construed as acting to supercede the "Water Quality Control Plan - Central Coast Basin".
 - c. High water use development will not be allowed unless specific project review indicates the use is within the wastewater capabilities of the site.

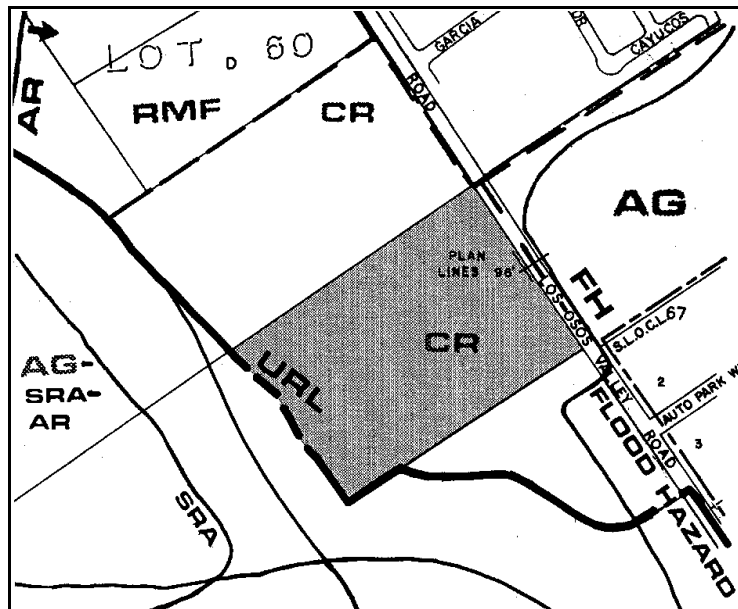


Figure 108-19- CR - Los Osos Valley Road

2. **Septic system maintenance.** New septic systems shall be inspected and maintained annually.
3. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CR land use category may be authorized in compliance with the land use permit requirements of that Section, except: auto, mobilehome vehicle dealers & supplies; bed and breakfast inns; financial services; food and kindred products; gas stations; health care services; hotel and motels; indoor amusements and recreation; membership organizations; nursing and personal services; offices; offices, temporary; organizational houses; outdoor retail sales; personal services; printing and publishing; public assembly and entertainment; RV parks; schools - specialized education & training; small scale manufacturing; social service organizations; temporary events; and vehicle storage.
4. **Landscaped walkway.** A sidewalk/landscaped walkway shall be provided along Los Osos Valley Road (LOVR) frontage for the site shown in Figure 108-19, and from any development to LOVR. The specific location and design of the walkway shall be established during the discretionary review process. The sidewalk/landscaped walkway shall be completed with the first development of any portion of the site shown in Figure 108-19.
5. **Roads - Dedication and improvement.** Specific right-of-way dedications and improvements shall require widening of LOVR to four lanes between Madonna Road and Calle Joaquin, signaling project entrance, provision of left and right turn lanes from LOVR, and/or any other dedication and improvements necessary such that all affected roadway segments and intersections operate at a Level of Service "D" or better.

6. Design standards. The following design requirements apply to any new development or land division.

- a. Setback, height and separation.** A setback along Los Osos Valley road (LOVR) from the ultimate location of the sidewalk/landscaped walkway along LOVR, height limits and building separation that maximize the preservation of the views and backdrop of the Irish Hills from LOVR shall be established through the discretionary review process consistent with Sections 22.10.090 and 22.10.140.

Cross sectional drawings that clearly illustrate the relationship between the proposed development and the backdrop land forms when viewed from LOVR shall be submitted with any land use permit application.

- b. Massing.** Structures located within 350 feet of Los Osos Valley Road (LOVR) shall be spaced such that not less than 50 percent of the view corridor along the LOVR frontage is open with no structure in excess of four feet in height located within these view corridors.

- c. Building design.** Building design shall be thematic within the Commercial Retail designation in this area, with variation encouraged within a theme.

(1) Roof and wall planes shall be relieved by articulation, off-sets in wall surface alignment, shadow, and variation in texture, material and color. Architectural facades shall be incorporated into all sides of structures, except those that face the Irish Hills.

(2) Design features shall be incorporated into any large-scale structures that may include, individual large-scale structures appearing as a series of smaller store fronts, or any other features that break up the mass of the large-scale structure and instead create an appearance of a pedestrian-oriented commercial development.

- d. Colors.** Wall and surface colors shall be used that reduce the amount of reflected light, minimize the structure massing of new development by reducing the contrast between the proposed development and the surrounding environment and generally are compatible with the natural colors of the surrounding environment, including vegetation, rock outcrops, etc. Any water tank on the site shall use dark, earth tone colors.

- e. Noise standards.** In addition to other applicable standards of this Title and the Noise Element of the General Plan, the following requirements apply to the site as shown on Figure 108-19.

(1) **Masonry wall required on north side of LOVR.** A six foot masonry wall shall be provided along the north side of Los Osos Valley Road (LOVR), opposite Garcia Drive. The specific location and design of the wall shall be established during the discretionary review process. Unless waived by the Review Authority, the wall shall be completed with the first development of any portion of the site as shown in Figure 108-19.

- (2) **Waiver.** Waiver of the requirement in Subsection 6.e(1) can occur if mature palm trees are required to be removed or the aesthetics of the wall cannot be adequately addressed to the satisfaction of a majority of property owners located on Garcia Drive. If waiver of this standard is proposed based on aesthetics, evidence shall be provided at the time of application submittal to the satisfaction of the planning director that a majority of property owners along Garcia Drive oppose the wall construction and that an alternative noise reduction method is incorporated into any proposed development project.
- f. **Lighting.** Any commercial development shall comply with all exterior lighting standards of this Title.
- g. **Drainage basin and drainage swales.** Any proposed drainage basins and/or drainage swales that convey runoff shall be designed to act as wetland habitat. Drainage basins shall be designed to have the appearance of a lake with riparian and wetland vegetation along the banks and swales shall be revegetated with native wetland species appropriate to the area, such as juncus or rushes.
- h. **Adjacent to agricultural use or land use category.** A wire fence shall be constructed to limit intrusion into adjacent agricultural areas by patrons of any commercial development.
7. **Parking.** A maximum of one single row of parking may be provided within the setback from Los Osos Valley Road (LOVR) for structures located within 350 feet of LOVR. If one row of parking is provided in this area, landscaping shall be provided that conceals the parking to the maximum extent feasible. Remaining parking for structures located within 350 feet of LOVR shall be shared and connected between all the development within the Commercial Retail designation in the Urban Reserve Line where feasible. Parking for structures located beyond 350 feet from LOVR may be located in front of the structure. A minimum width of 40 feet for the main circulation aisle shall be provided from LOVR to any structure proposed at the rear of the site.
8. **Landscaping.** A landscaping plan meeting the requirements of Chapter 22.16 shall be submitted with any application for development.
- a. The landscaping plan shall provide for full landscaping in areas not covered by development, parking, and driveways, with the maximum number of trees feasible to be located along the southern side of the development to buffer the Froom Ranch Complex from the adjoining commercial development. Landscaping shall be used instead of a solid wall to buffer the southern side of the development.
- b. The landscaping plan shall comply with the parking lot landscaping requirements of Chapter 22.18.
- c. The landscaping plan shall include a tree planting program. Palm trees shall not constitute more than 10 percent of the trees proposed in the landscaping. Palm trees shall be used where they compliment existing palm trees along Los Osos Valley Road (LOVR). No existing palm trees shall be removed along LOVR.

9. **Open space/scenic preservation easement.** Any new development shall include preservation of lands lying above the 200 foot contour within the adjacent Sensitive Resource Area. Preservation of this area shall take the form of an open space or scenic preservation easement offered for dedication to an appropriate public agency or a qualified non-profit conservation organization approved by the Board.
10. **Froom Ranch Complex.** Any development in the area from the site identified in Figure 108-19 to the southeasterly line of Lot 68 of Rancho Canada de Los Osos and La Laguna, shall include preservation of the existing Froom Ranch buildings and their setting including preservation of the undeveloped visual character of the hillsides directly behind the ranch complex as well as the immediate foreground of the ranch complex towards Los Osos Valley Road in rough proportionality to the new development.
11. **Cultural/historic resources.**
 - a. In the event that cultural or historic material is discovered during construction activities, all construction in the affected area shall cease until the find is evaluated by a qualified archeologist/historian approved by the Department.
 - b. The historic Froom Ranch complex shall not be used as a construction staging or storage area for development of commercial uses in the area. A temporary fence shall be installed between the Froom Ranch complex and any construction activities. The fence shall be removed when construction activities in the surrounding area has ceased.
 - c. A qualified historian shall properly document the historic Froom Ranch as part of any approval for development on the site as shown in Figure 108-19.
 - d. Any development in the area from the site identified in Figure 108-19 to the southerly line of Lot 68 of Rancho Canada de Los Osos and La Laguna shall be designed so as to protect the ranch complex by maintaining open areas and by acknowledging the historic values of the site in the design and layout of the new development in rough proportionality to such new development.
12. **Traffic and circulation.** Roadway, pedestrian, bicycle and transit related improvements, including but not limited to bike lane, transit stop and park and ride lot (unless the park and ride lot is waived or refused by the applicable transportation agency), shall be required as part of the discretionary review process consistent with County standards and coordinated with the City of San Luis Obispo, including where possible, a "fair share" contribution to the City's road fee program where impacts will occur to roadways within the city.

13. Soil hazards. Within the building area: (1) the ground surface shall be prepared by removing all vegetation, fill, debris and deleterious material; (2) a Registered Professional Soil Engineer shall review and make recommendations for filling all voids created by the removal of vegetation, debris, etc.; and (3) native soil shall be removed to a depth of four feet below footing depth or two feet below existing grade, whichever is deeper, and import clean non-expansive materials and re-compact; or equivalent measures as prepared by a Registered Professional Soils Engineer and approved by the Department that achieve the same degree of foundation stability as the above numbered measures.

14. Botanical survey. The project site shall be surveyed by a botanist during an appropriate season for the presence of sensitive plant species, especially Cogdon's tarplant. The survey shall take place during the early summer if development occurs after July 1999. If sensitive plant species are found on the site during this survey, a mitigation plan shall be prepared by an individual with recognized expertise in native plant restoration approved by the Department, that is acceptable to the County, State and Federal resource agencies. The proposed mitigation plan shall, at a minimum include, replacement of lost plants at a minimum one to one ratio, measured either by the number of plants lost, or by the amount of habitat provided by the plants, assurance of the long term viability of the replacement plants by establishing new populations in locations where soils, hydrology, and micro-habitat factors are consistent with locations where the plant is known to flourish, and monitoring of the success of the new plants for not less than three years after planting to ensure that the new population(s) are established.

15. Air quality. During construction, the Best Available Control Technology for diesel fueled construction equipment and dust control measures shall be implemented.

As a condition to development, the applicant shall either contribute to: a bus pass subsidy program, a car-buying/pollution off-set program, a bus retrofit program, or a bus purchase program. Such contribution shall be calculated to reasonably minimize post construction air quality impacts to the extent feasible.

16. Wetland mitigation. Each acre of wetland, disturbed or lost, shall be replaced at a ratio of no less than one to one. The selection of the method used to mitigate wetland impacts will be subject to agreement between the County, the California Department of Fish and Game, and the U.S. Army Corps of Engineers.

C. Commercial Retail/Visitor Serving (CR) - Permit requirement. The approval of any land use permits in the area within the Commercial Retail land use category designated in Figure 108-20 as "Commercial Retail/Visitor Serving" shall require a finding by the Review Authority that the proposed uses will primarily serve persons traveling through the area by means of the airport or Highway 227, and not just local residents, or that the uses require access to the airport for transport of goods.

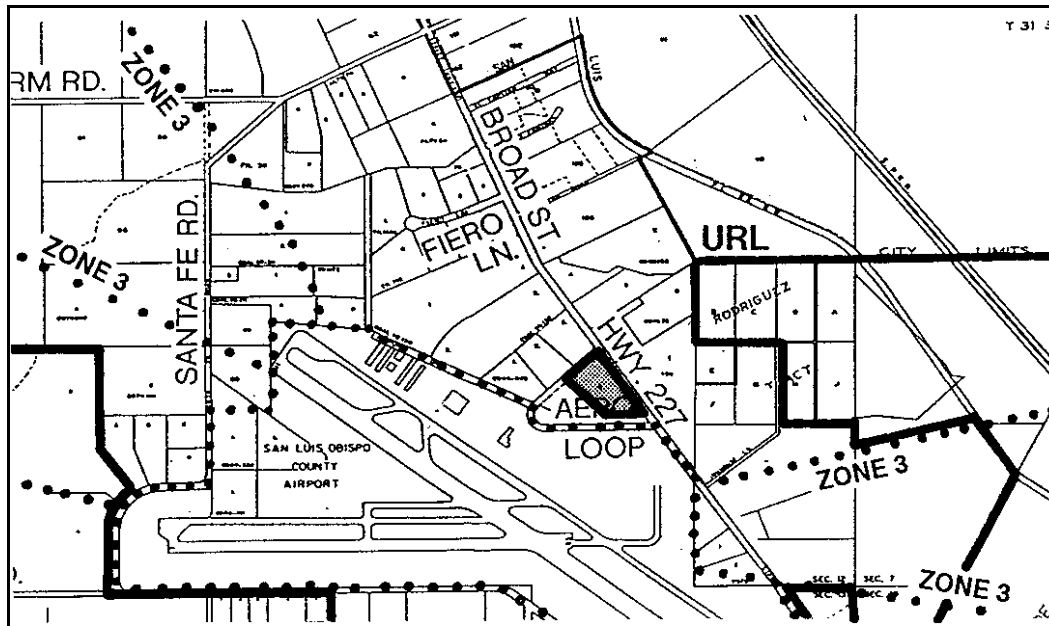


Figure 108-20 - Areas Designated as "Commercial Retail/visitor-serving"

D. Commercial Service (CS). The following standards apply within the Commercial Service land use category

1. **Limitation on recycling & scrap uses.** Recycling & scrap uses shall not include vehicle wrecking, dismantling or storage.
2. **Limitation on office uses.** All office uses are allowable except accounting; auditing and bookkeeping services; writers and artists; advertising agencies; employment, stenographic, secretarial and word processing services; reporting services; attorneys; counseling services; and government offices except those related to the airport, environmental monitoring and laboratories, public safety, and maintenance.
3. **Limitation on use.** For the area shown in Figure 108-21, all uses specified in Section 22.108.050A.4.g are allowable except those uses in Subsections 1 and 2 above and the following uses: ag accessory structures, ag processing, animal raising & keeping, crop production & grazing, nursery specialties, recycling collection stations, recycling & scrap, service stations, pipelines & transmission lines, and transit stations.

[Added Ord. 2912, 2000]

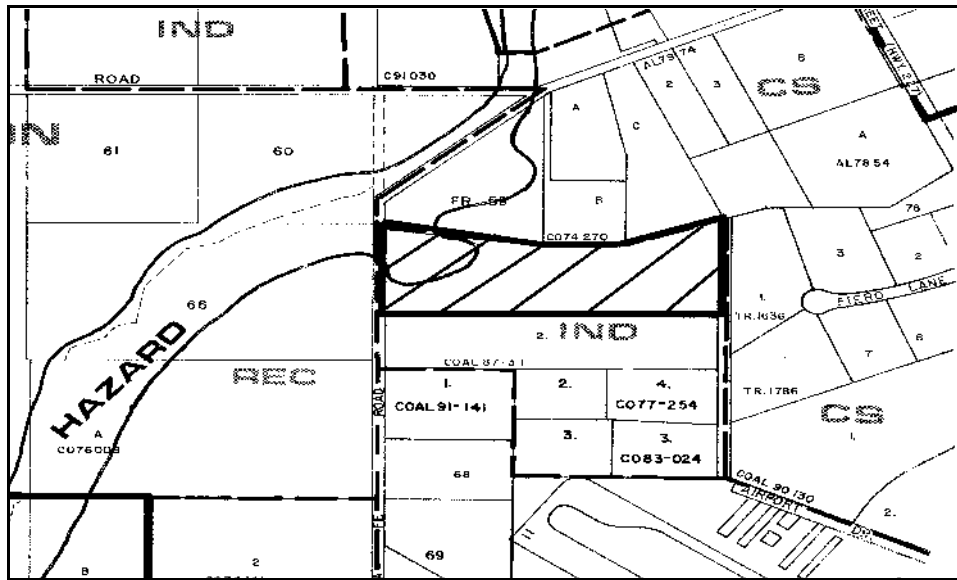


Figure 108-21: Santa Fe Road - CS

3. **Commercial Service - Business parks.** The following standards apply within the Commercial Service areas shown for business parks (CS/BP) in Figure 108-22.
 - a. **Master Plans for business parks.** Proposals for developments required to have Minor Use Permit or Conditional Use Permit approval, or any proposed land divisions, within the areas designated for business parks shall include:
 - (1) Master plans for circulation and building setbacks covering the entire affected site to demonstrate that the business park will not interfere with the ultimate development of the site.
 - (2) The master plans shall also show schematic designs for future municipal sewage collection and water supply systems, using City of San Luis Obispo engineering standards.
 - b. **Site planning.** Site planning shall be "campus-like" with buildings situated around plazas or courtyards that are designed to attract pedestrian movement and sitting, with vehicle circulation, storage and utilities located elsewhere on the perimeter.
 - (1) Building entries shall be oriented to each other and so that pedestrian circulation is attractive and convenient. Landscaped sidewalks shall be utilized that are separated from vehicle circulation and loading.
 - (2) Work bays shall be oriented away from prevailing wind and fronting streets, or screened by landscaping.

- (3) Parking lots shall be limited in size by separating them into sub-areas divided by landscaping or structures.
- (4) Building orientation shall take advantage of active and passive solar opportunities.
- (5) Site planning shall avoid vehicle parking at the front of the lot between the buildings and the street.
- (6) The use of fences and walls shall be minimized except where required for screening outdoor storage and noise. When proposed, fences/walls shall be solid, attractive, two-sided, and designed for low maintenance, with materials and colors that are complementary to the building.
- (7) Site utilities such as meters and back-flow preventers shall be located outside the front setback and screened and landscaped.

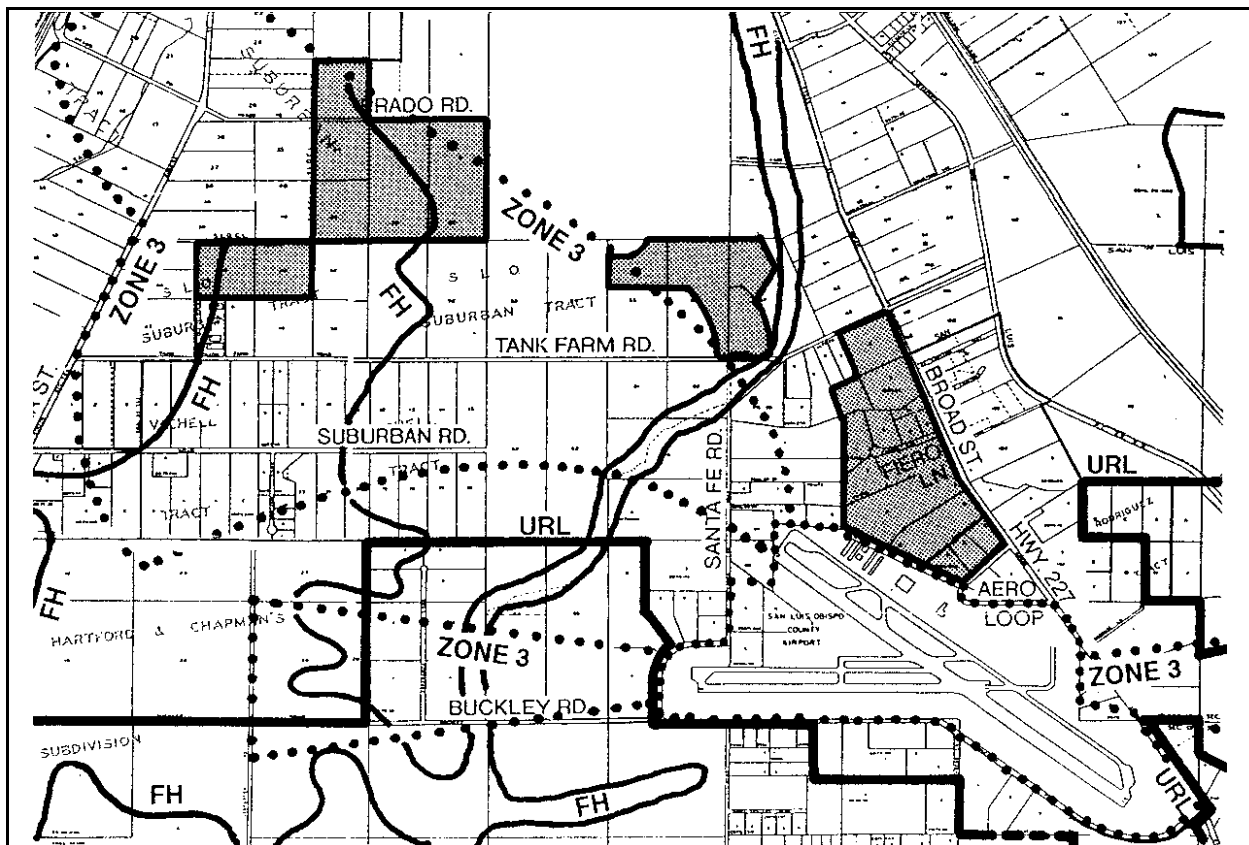


Figure 108-22 - Areas Designated as "Commercial Service/business Park"

c. **Building design.** Building design shall be thematic within a site, with variation encouraged within a theme.

- (1) Individual building design should be unified and emphasize single, larger-scale structures rather than multiple small, detached structures.
- (2) Building design shall be compatible with adjacent sites and structures.
- (3) Roof and wall planes shall be relieved by articulation, shadow or textural interest.

All subsequent developments or land divisions shall be consistent with the approved master plans. The initial business park master plans and any subsequent amendments to the master plans shall be processed as Conditional Use Permits in compliance with Section 22.62.060.

E. **Industrial (IND)** - The following standards apply within the Industrial land use category.

1. **Tank Farm Road Corridor.** The following standards apply to the Industrial properties shown in Figure 108-23.

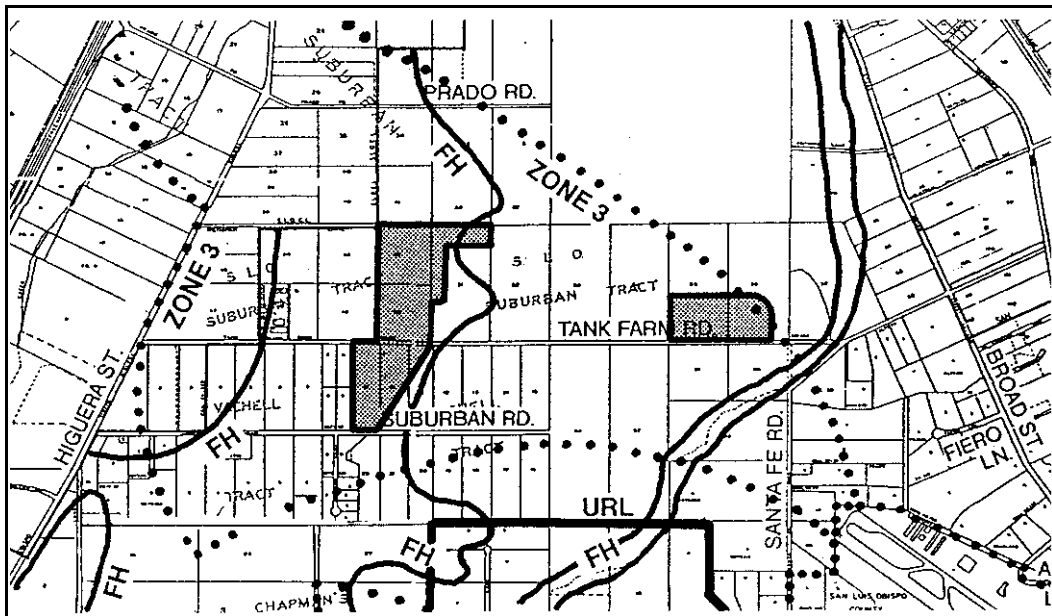


Figure 108-23 - Industrial Tank Farm Road Corridor

- a. **Setback requirement.** Proposed structures shall be set back a minimum of 25 feet from the Tank Farm Road right-of-way and on project boundaries that are visible from Tank Farm Road, for screening landscaping.

- b. **Landscaping requirement.** Dense, screening landscaping, berming and solid fencing or walls shall be established and maintained within the Tank Farm Road setback, and on project boundaries that are visible from Tank Farm Road.
 - c. **Access.** Access to project sites on Tank Farm Road shall be from intersecting street extensions if feasible, or designed to consolidate several sites' access from single points.
2. **Edna and Buckley Roads.** The following standards apply only to the land shown in Figure 108-24 in addition to the Community-wide standards for the Airport Area (Standard A4).

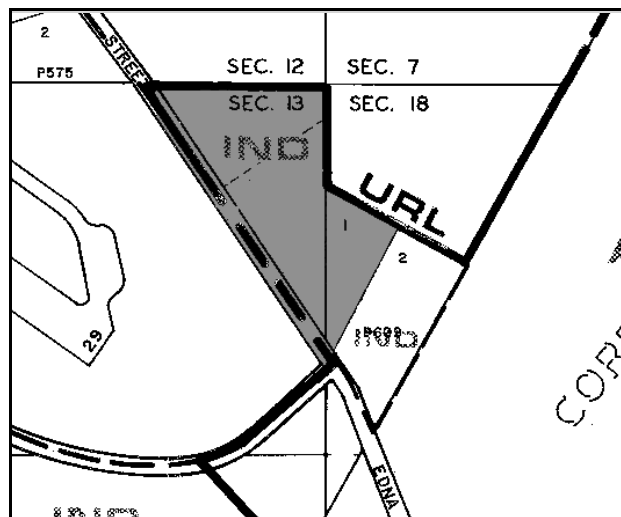


Figure 108-24 - IND - Edna and Buckley Roads

- a. **Limitation on use.** Allowable uses are limited to construction contractors, storage yards (sales lots prohibited), and warehousing.
- b. **Permit requirement.** Development Plan approval is required for any construction of new buildings.
- c. **Design Standards.** The following design requirements apply to any new development.
 - (1) **Height Limit.** Building height shall be in accordance with Airport Land Use Plan restrictions.
 - (2) **Building Design.** Buildings should exemplify the agricultural character of the nearby vineyards. Building materials and colors compatible with nearby agriculture production (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls.

- (3) **Landscaping.** Dense, screening landscaping, berming and fencing or walls shall be established and maintained within the setback, and on project boundaries that are visible from Broad Street. The landscape treatment should reflect the transitional character of the area by maintaining a plant palette that is natural and agrarian in character.
- (4) **Lighting.** A lighting plan shall be required demonstrating a low level of ambient lighting that protects the rural ambience, while being consistent with public safety needs.

F. Recreation (REC). The following standards apply within the Recreation land use category.

1. **Limitation on retail uses.** Retail uses in the Recreation land use category shall be incidental to the primary recreational or educational use of the site.
2. **Water supply.** Water supply for landscape irrigation purposes (including any golf courses) shall utilize reclaimed sewage effluent from the City of San Luis Obispo sewage treatment plant if authorized by the City. If reclaimed water from the City is not available, the landscaped areas shall be irrigated using water from a community water supply system with a capacity to serve 50 or more connections (unless the Review Authority determines that such a system is not available and is not feasible to provide). The intent of this standard is to reduce the total demand for groundwater and imported water supplies for land uses in the planning area.
3. **South of Tank Farm Road - Limitation on use.** Land uses in the area of the Recreation category on the south side of Tank Farm Road shown in Figure 108-25 shall limited to agricultural accessory structures and crop production & grazing, until additional uses are authorized through Conditional Use Permit approval, including outdoor sports & recreation (limited to golf courses, golf driving ranges, miniature golf courses, tennis courts, and swim & tennis clubs), bars and night clubs, restaurants, and general retail (limited to merchandise related to the on-site sports activities).

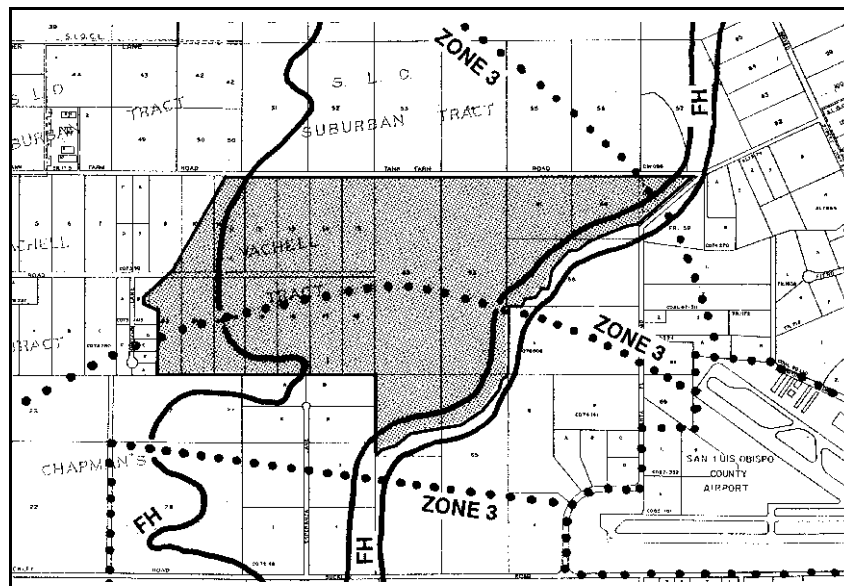


Figure 108-25 - Site of Proposed Tank Farm Road Golf Course

G. Residential Single-Family (RSF) and Residential Multi-Family (RMF) - Parcel size. Prior to annexation by the City of San Luis Obispo, the minimum parcel size for new land divisions shall be 40 acres.

H. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

1. Tract 681. The following standards apply only to Tract 681 as shown in Figure 108-26.

- a. Parcel size.** Minimum parcel size is two acres unless a larger size would otherwise be required by Chapter 22.22 (Subdivision Standards) except that the existing parcels can be split into only two new parcels.
- b. Limitation on use.** All uses identified by Section 22.06.030 as allowable, permitted, or conditional within the RS land use category may be authorized subject to the land use permit requirements of that Section, except secondary dwellings.

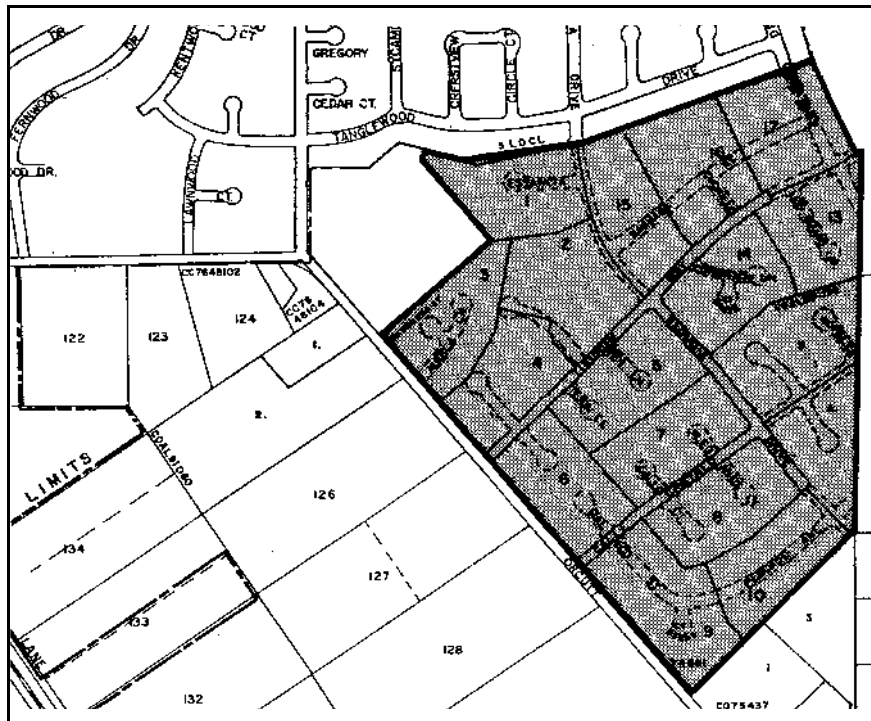


Figure 108-26 - Residential Suburban Category Land Known as Tract 681

2. **Site located between Los Osos Valley Road and Via Laguna Vista.** The following standards apply to the area shown in Figure 108-27.

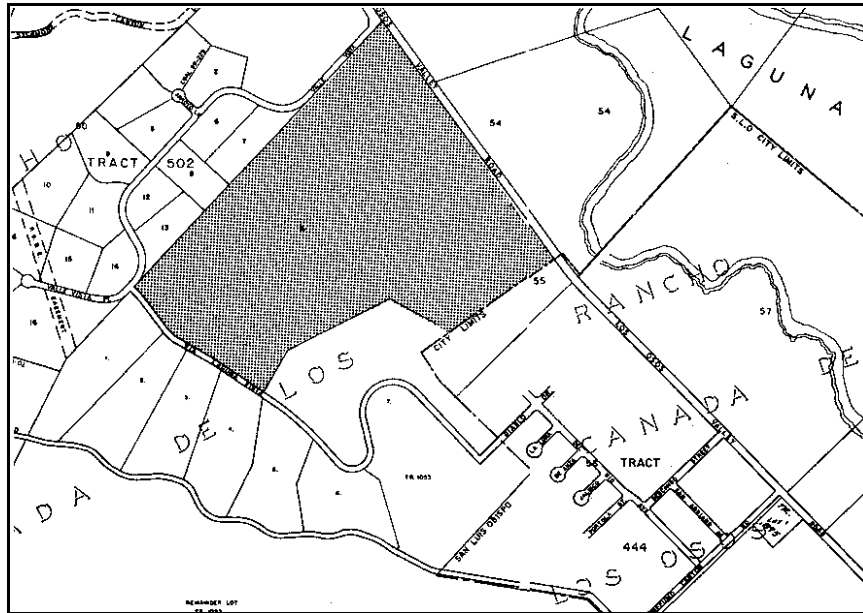


Figure 108-27 - Site located between LOVR and Via Laguna Vista

- a. **Subdivision design.** Subdivision of the site shall either: 1) be designed in compliance with cluster subdivision requirements of Section 22.22.140, or 2) use cluster subdivision design elements such as clustering of the allowed density in areas where there are less site constraints and use of smaller parcel sizes (one to two acres) and the provision of open space areas.
- b. **Allowable density.** Maximum allowable residential density shall be no greater than one dwelling unit per 3½ acres. Secondary dwellings are not permitted.
- c. **Agricultural buffer.** New dwelling units shall be setback at least 200 feet along the westerly property line of the site as shown in Figure 108-26 from Los Osos Valley Road south for a distance of 900 feet, for the purposes of an agricultural buffer. The buffer area may be within an open space parcel and no structures used for human habitation shall be constructed within the buffer area. The buffer shall no longer be in effect if the adjacent agricultural land use designation is changed.
- d. **Geologic resources.** The recommendations in the Fault Investigation Report (Earth Systems Consultants, March 11, 1998) on file with the Department shall apply to this site.

- e. **Water supply.** The following water resource standards apply to this site.
- (1) Water service shall be from an existing mutual or community water system. Each parcel shall have a water meter installed in a location approved by the water purveyor. The meters shall be read no less than once every two months.
 - (2) A Water Conservation Education Program shall be prepared and submitted to the Director for review and approval.
 - (3) A second well, in addition to the existing well (#8), shall be drilled and tested on the property. The well shall be brought into service at a time as determined by the Division of Environmental Health.
- f. **Air quality requirements.** The following air quality standards apply to this site.
- (1) A dust control program meeting the standards as set forth in the mitigations contained in the Expanded Initial Study dated August 1998, on file with the Department shall be submitted and approved. The program shall be incorporated into future projects through conditions of approval and/or recordation of an additional map sheet with a Final Map. The program is to be implemented during land division improvement construction, as well as construction of individual residences.
 - (2) To minimize construction-related traffic noise and disturbance, the applicant shall submit a *Construction Traffic Plan* to the Department for review and approval.
- g. **Biological requirements.** The following biological standards shall apply to the site.
- (1) The location and extent of driplines for all trees shall be identified. Construction envelopes shall be designated outside the driplines of all oak trees and riparian areas. All ground disturbances including grading for building, accessways, easements, subsurface grading, sewage disposal and well placement shall be prohibited outside construction envelopes.
 - (2) All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet. No construction equipment shall be staged, parked, stored or operated within six feet of any oak tree dripline.

- (3) During construction, washing of concrete, paint or equipment shall occur only in areas where polluted water and materials can be contained for later removal from the site. Washing shall not be allowed near sensitive biological resources. An area designated for washing functions shall be identified. All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
 - (4) Paving shall be pervious material where access roads or driveways encroach within 20 feet of an oak trees dripline. No permanent irrigation shall occur within the dripline of any existing oak tree.
 - (5) No fill soil, rocks, or construction materials shall be stored or placed within six feet of the dripline of all oak trees. Any trenching required within the dripline or sensitive root zone of any oak tree shall be done by hand. Any construction activity required within three feet of an oak trees dripline shall be completed with hand tools.
 - (6) The standards in Subsections g(1) through g(5) shall be noted and shown on all grading and building plans, as well as an additional map sheet recorded with any Final Map in order to describe the activities prohibited outside the approved envelopes.
 - (7) Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by the Director. This mitigation may include, but is not limited to, posting of a performance security, tree replacement and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately unless otherwise authorized by the Director. Any performance securities required for installation and maintenance of replacement trees will be released after its inspection and approval of such installation.
 - (8) Prior to recordation of a Final Map for a land division on the property, the developer shall submit a riparian habitat restoration and enhancement plan for review and approval.
- h. Fire safety requirements.** All residences shall be constructed with interior water sprinkler systems, in addition to compliance with the requirements of Chapter 22.50 (Fire Safety).
- i. Wastewater disposal requirements.** The following wastewater standards shall apply to the site and shall be completed prior to recordation of a Final Map for any land division.

- (1) A comprehensive percolation testing report shall be submitted for review and approval by the San Luis Obispo County Public Health Department. The report shall provide all information regarding soil conditions that are required to evaluate and determine the suitability of soils to support installation of a septic system.
 - (2) A *Septic System Maintenance and Monitoring Program* shall be prepared and approved. The program shall contain procedures for periodic inspection of septic systems installed on individual parcels to assure proper functioning of each system.
- j. **Visual standards.** The following visual and aesthetic standards shall apply to the site.
- (1) The design, scale and character of the project architecture shall be compatible with vicinity development.
 - (2) All building heights on lots within the SRA (above the 200-foot contour) are limited to 22 feet unless specifically approved for 25 feet through the Minor Use Permit process. All building heights for lots located below the SRA are limited to 28 feet.
 - (3) Natural building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.
 - (4) Electric, telephone and cable television lines shall be installed underground.
 - (5) A landscape screening plan for an open space parcel associated with a cluster subdivision shall be submitted to the Department prior to recordation of a Final Map for any land division. Landscaping shall be installed or bonded for before a Final Map is recorded for a land division. The developer or homeowners association shall maintain the landscaping in perpetuity.
- k. **Cultural resource requirements.** The following cultural resource standards shall apply to the site.
- (1) Known archaeological sites shall be designated as unbuildable areas. The areas shall not be identified as archaeological sites on any plans, maps or recorded documents. A buffer of 150 feet from the sites identified as cultural resources sites shall be established.
 - (2) In the event any grading is proposed within the buffer, archaeological monitoring shall accompany the grading. Such grading will be preceded by a pre-construction workshop for contractors concerning the nature of cultural resources, protection of such resources under CEQA, procedures for accidental discovery and scheduling for monitoring during such grading.

- (3) Any trails developed in connection with a project or land division, they shall be designed and constructed in a manner and location such that they do not come within the buffer zones wherever possible. In the event any trail or construction of trails is proposed within the buffer, the applicant shall employ a qualified archaeologist to either monitor the application of a fill soil cap to protect the archaeological site areas, or conduct additional field work to identify, catalogue and store any resources which may be found.
- (4) In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative, approved in advance by the Department, are retained by the applicant to evaluate the significant of the find. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program funded by the applicant. This condition shall be printed on all building and grading plans.

22.108.060 - Los Ranchos/Edna Village Standards

The Los Ranchos/Edna Village Specific Plan, adopted by the Board on June 5, 1984 in compliance with Resolution No. 84-238, as amended, is hereby incorporated into this Title as though it were fully set forth here. All development within the Los Ranchos/Edna Village Specific Plan area, as identified in Figure 108-28 shall be in conformity with the adopted Specific Plan and the standards contained therein. Any deviation of existing or proposed development from the provisions of the Specific Plan shall occur only after appropriate amendment of the Specific Plan.



Figure 108-28 - Los Ranchos/Edna Village Area Specific Plan Area

San Luis Obispo - Los Ranchos/Edna Village

22.108.060

CHAPTER 22.110 - SHANDON-CARRIZO PLANNING AREA

Sections:

- 22.110.010 - Purpose and Applicability
- 22.110.020 - Rural Area Standards
- 22.110.030 - California Valley Standards
- 22.110.040 - Shandon Urban Area Standards
- 22.110.050 - Whitley Gardens Village Standards

22.110.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the Shandon-Carrizo planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.110.020 - Rural Area Standards

The following standards apply outside of urban and village reserve lines, in the land use categories or specific areas listed.

- A. Combining Designations - Sensitive Resource Area (SRA).** The following standards apply within the Sensitive Resource Area combining designation.
 - 1. Limitation on use - Soda Lake.** Resource extraction and new construction is prohibited within the Soda Lake SRA.
 - 2. BLM Wilderness Study Areas.** New development within BLM wilderness study areas is allowed only in accordance with the Federal Land Policy and Management Act of 1976.
 - 3. Off-Road Vehicles.** Off-road vehicles are prohibited except on designated trails in BLM lands.
- B. Commercial Retail (CR).** The following standards apply within the Commercial Retail land use category.
 - 1. Cholame commercial area defined.** The Cholame commercial area on the west side of Highway 46 is 200 feet wide and 500 feet in length, in the northwest quarter of the southwest quarter of Section 30, Township 25 South, Range 16 East.

2. **McMillan Road Commercial Area Defined.** Development within the McMillan Road service area may be located on the east side of McMillan Road extending 300 feet south of Highway 46 and 200 feet in depth. Site access is to be from McMillan Road.
 3. **Permit Requirement.** Minor Use Permit approval is required for all new uses unless Section 22.06.030 or Article 4 would otherwise require Conditional Use Permit approval [Amended 1987, Ord. 2331].
- C. **Commercial Service (CS).** The following standards apply within the Commercial Service land use category.
1. **Cockrum commercial area defined.** The Cockrum service commercial area is located on the northwest side of Highway 46 between Shandon and Cholame, and is 200 feet wide with 390 feet of frontage on Highway 46 extending southwesterly from the intersection of the highway and the easterly line of the northwest quarter of Section 2, Township 26 South, Range 15 East.
 2. **Limitation on use - Cockrum.** Land uses shall be limited to the existing development: a towing service; used car sales not exceeding five cars for sale on the site at any time; and storage of wrecked vehicles, parts and machinery entirely enclosed within a solid eight-foot high fence. All vehicles in disrepair shall be stored within the building or fenced area within 12 hours of arrival at the site.

22.110.030 - California Valley Standards

A. Communitywide standards. The following standards apply to all lands within the California Valley village reserve line, in the land use categories or specific areas listed.

1. **Road improvements - Residences.** The establishment of a new residence shall require the construction of an all-weather 16-foot-wide road with a minimum of 4 inches of Class III aggregate base across the property frontage and to the nearest publicly- maintained road. Subsequent development on the opposite side of the road is to complete an additional 4 feet of improvement. These improvements are to be completed prior to occupancy.
2. **Offer of dedication.** Prior to the issuance of a land use permit, offer for dedication a public right-of-way across the entire property frontage along the proposed road. Offered rights-of-way are to follow platted alignments and are to be one-half of a 50-foot wide road Section from the centerline.

B. Residential Rural (RR) - Limitation on land division. Existing lots of record in the Residential Rural land use category shall not be further subdivided.

C. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

1. **Septic tank use.** Percolation test results demonstrating soil conditions adequate to support safe septic system operation are to be provided the Building Official prior to issuance of any Building Permit. The tests shall be performed in compliance with Section 19.24.013 of the Building and Construction Ordinance.
2. **Fence heights in setbacks.** Fencing located within a required front or street side setback may be constructed higher than three feet only if it is open wire or chain link and no higher than 6'-6".
3. **Outdoor storage of agricultural vehicles.** A maximum of one agricultural vehicle may be stored outdoors accessory to a residence regardless of whether agricultural activities occur on a site, but within the buildable area of a site consisting of at least 2.5 gross acres. The maximum area of such storage shall be 300 square feet.
4. **Non-standard mobile homes.** The minimum site area for a mobile home that does not comply with the provisions of Section 22.30.450, and that is proposed for an individual lot outside of a mobile home park shall be 2.5 gross acres.

[Amended 1987, Ord. 2321]

22.110.040 - Shandon Urban Area Standards

The following standards apply within the Shandon urban reserve line to the land use categories or specific areas listed.

- A. Commercial Retail (CR) - Landscaping requirements.** Applications for new commercial projects within the Commercial Retail land use category shall include a landscaping plan that provides for the planting of shade trees along Center Street and within proposed parking areas.
- B. Commercial Service (CS).** The following standards apply within the Commercial Service land use category.
 - 1. Site design - East of San Juan Creek.** Within the Commercial Service land use category located on both sides of Highway 41 on the east side of San Juan Creek, concrete, gypsum and plaster products uses shall be designed to provide a buffer area where adjacent to residential land use categories and shall be oriented away from residential land use categories so that access is not taken on streets serving or that could serve local residential traffic.
 - 2. Limitation on use - Intersection of Highways 41 and 46.** Within the Commercial Service land use category located at the intersection of Highway 41 and 46, all uses identified by Section 22.06.030 as allowable, permitted, or conditional within the CS land use category may be authorized subject to the land use permit requirements of that Section, except: concrete, gypsum and plaster products.

[Amended 1987, Ord. 2331]

- C. Residential Rural (RR) - Parcel size.** The minimum allowable parcel size for new land divisions in the Residential Rural land use category is 10 acres unless a larger parcel size would otherwise be required by Chapter 22.22.

22.110.050 - Whitley Gardens Village Standards

The following standards apply within the Whitley Gardens village reserve line to the land use categories or specific areas listed.

A. Residential Suburban (RS). The following standards apply within the Residential Suburban land use category.

- 1. Limitation on land division.** Further division of lots existing on the effective date of the Land Use Element are allowed only after the community water system is brought into conformity with County Health Department standards.
- 2. Parcel size.** The minimum allowable parcel size for new land divisions after completion of upgrading of the Whitley Gardens community water system is 2½ acres unless a larger size would otherwise be required by Chapter 22.22.

Shandon-Carrizo - Whitley Gardens Village Standards

22.110.050

CHAPTER 22.112 - SOUTH COUNTY PLANNING AREA

Sections:

- 22.112.010 - Purpose and Applicability
- 22.112.020 - Areawide Standards
- 22.112.030 - Combining Designations
- 22.112.040 - Rural Area Standards
- 22.112.050 - Black Lake Village Area Standards
- 22.112.060 - Callender-Garrett Village Area Standards
- 22.112.070 - Los Berros Village Area Standards
- 22.112.080 - Nipomo Urban Area Standards
- 22.112.090 - Palo Mesa Village Area Standards
- 22.112.100 - Woodlands Village Area Standards

22.112.010 - Purpose and Applicability

This Chapter provides standards for proposed development and new land uses that are specific to the South County planning area defined by the Land Use Element. These standards apply to proposed development and new land uses as provided by Section 22.90.020 (Applicability), and are organized according to the specific areas and/or land use categories within the planning area to which they apply.

22.112.020 - Areawide Standards

- A. General areawide standards.** The following standards apply to land both in the rural and community areas outside of the coastal zone, in the land use categories and specific areas listed.
 - 1. Compliance with a Countywide Design Plan.** After adoption of a countywide design plan, all proposed new developments, remodeling projects and subdivisions are to be in conformance with that plan.
 - 2. Groundwater recharge areas.** New development shall be located to preserve existing natural drainage areas and aquifer recharge areas and shall incorporate natural drainage systems in new developments to aid in groundwater recharge.
- B. Edge of the Nipomo Mesa.** The following standards apply to all land located on the edge of the Nipomo Mesa, including the area along Nipomo Creek. The edge of the Nipomo Mesa is defined as the point of change in topography where slope exceeds 15 percent descending directly from the Mesa to the Santa Maria, Cienega, Los Berros and Nipomo Valleys, shown in Figure 112-1. Moderate erosion impacts potentially occur on disturbed slopes of Oceano dune sand (which typifies the Nipomo Mesa) that are steeper than 15 percent.

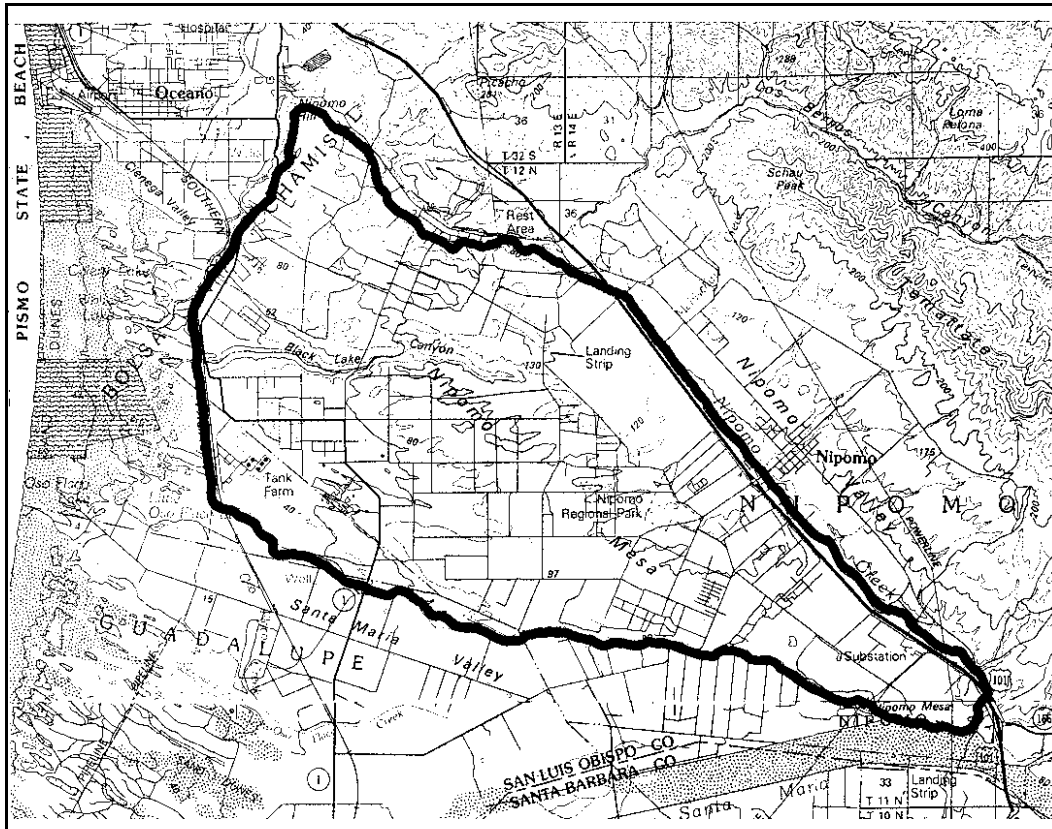


Figure 112-1 - Edge of Nipomo Mesa

1. **Drainage plan requirement.** Land use permit and land division applications shall include a drainage plan in compliance with Chapter 22.52. The plan shall identify the point of change to 15 percent slope, in addition to other required drainage plan contents. The drainage plan requirement may be waived through an adjustment approved in compliance with Section 22.70.030, where a development will be located a sufficient distance from the bluff edge to be of no concern.
2. **Standards for projects requiring Zoning Clearance or Site Plan Review.** Projects requiring Zoning Clearance or Site Plan Review shall be designed in compliance with the following standards, as illustrated in Figure 112-2. Projects that are unable to meet these requirements may be considered through Minor Use Permit review, with the applicant paying the difference in fees.
 - a. **Grading limitation.** Locate all grading, such as for building pads or access roads, away from slopes steeper than 15 percent on the bluff edge of the Nipomo Mesa to avoid erosion and visual impacts associated with grading, except for transmission lines and pipelines.

- b. **Setbacks.** All new structures shall be set back at least 50 feet from the top edge and the toe of the slope bank to prevent slope failure. Structures are not permitted on the slope of the bluff face, except for transmission lines and pipelines.
- c. **Drainage control.** Runoff created by new development shall be conveyed away from the bluff toward the interior of the Mesa. On-site or off-site retention/recharge basins shall be utilized for storage and infiltration of all runoff.
- d. **Septic system locations.** If a subsurface disposal system shall be located within 150 feet of the edge of the steeper bluff slopes (30 percent or greater), the system shall be designed to meet the Central Coast Basin Plan requirements for site suitability and the prevention of "daylighting" of effluent. This system must be approved by the Building Official prior to installation.

[Amended 1997, Ord. 2800]

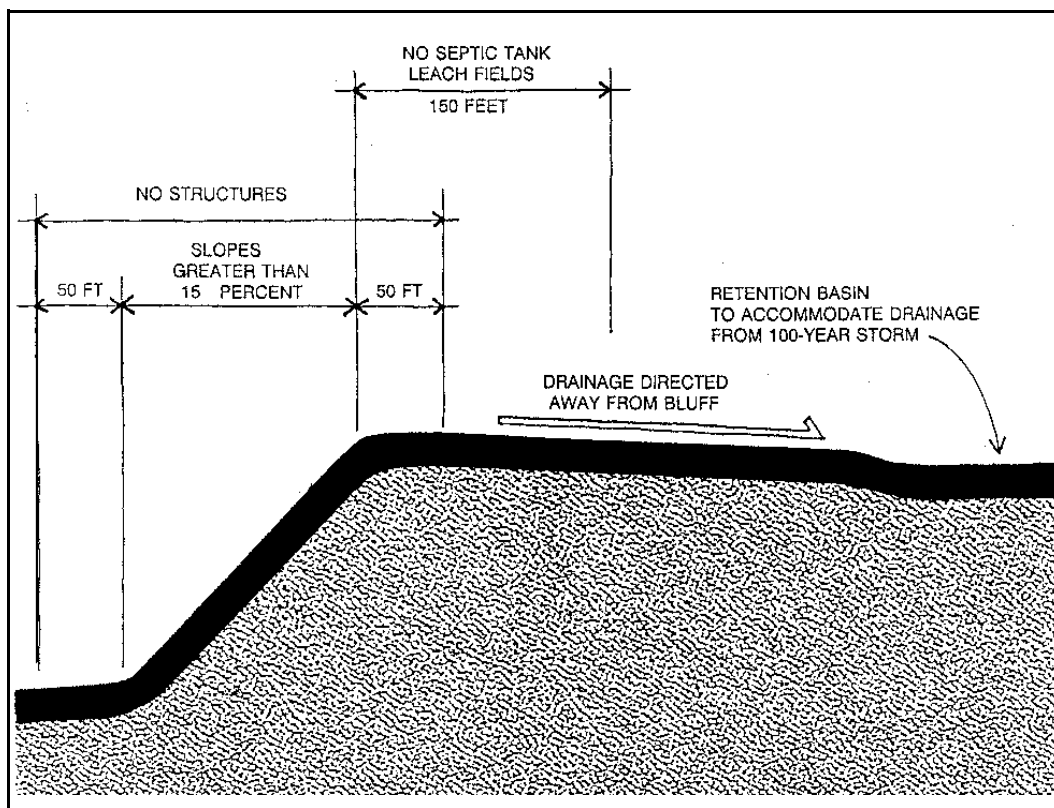


Figure 112-2 - Development Concepts - Edge of Nipomo Mesa

- 3. **Standards for projects requiring Minor Use or Conditional Use Permit and land division approval.** Minor Use Permit, Conditional Use Permit and new land division applications shall include proposals to address drainage requirements, erosion concerns and septic effluent issues. In addition, the proposal shall address visual, historical and environmental mitigation.

C. Circulation planning.

1. **Public right-of-way dedications.** Applications for land divisions or Conditional Use Permits shall provide an offer of dedication for public streets, bikeways and pathways where necessary to mitigate the impacts of the project and to implement the Circulation Element and the County Trails Plan.
2. **Pathways in new land divisions.** Land division applications that propose public pathways that are adjacent to the road may utilize the gross acreage to calculate the allowable number of parcels, instead of the net acreage as otherwise required by this Title.
3. **Traffic noise mitigation.** Noise-sensitive land uses that are proposed near collector, arterial streets and highways shall be reviewed for potential noise impacts and mitigated, if needed, in compliance with the Noise Element. Where feasible, possible mitigation measures shall be prioritized in the following order:
 - a. Setbacks/open space separation;
 - b. Site layout, orientation and shielding of noise sensitive uses with non-noise-sensitive uses;
 - c. Construction of earthen berms;
 - d. Structural measures: acoustical treatment of buildings, walls.
4. **Transit-oriented standards.** Minor Use Permit, Conditional Use Permit and land division applications shall provide a design and site development that is consistent with the following standards, where applicable for implementing the Circulation Element of the General Plan and the Regional Transportation Plan:
 - a. Where determined appropriate by the Regional Transit Agency, subdivisions or developments of 20 or more housing units shall provide pedestrian access to a bus stop along the closest major arterial or collector and fund their share of one shelter or bus stop per 1/2 mile of that roadway.
 - b. Employment centers (50 jobs or more) shall provide one shelter and bus stop pull-out within 1/4 mile of the project and assure pedestrian access to the transit facility. Whenever employment densities are expected to exceed 50 jobs per acre, up to a 20 percent reduction in the number of required parking spaces may be allowed for a project.
 - c. Transit facilities shall be integrated into new development and be multi-modal (accessible by bike, walking and car) whenever possible, with spacing to provide easy access without unduly impacting route times.
 - d. On-site services are encouraged as appropriate within projects, including child care, personal and bank services, cafes, pharmacy and convenience stores, depending on the size of the project.

- D. Open space preservation - Cluster division incentive.** This standard applies to land where important physical, biological or historic resources are identified both on-site and on adjacent properties, to encourage cluster land divisions that will leave the resources in open space areas. Clustered land divisions may utilize an open space parcel area that is smaller than otherwise required by Chapter 22.22 where an important biological habitat, such as an oak woodland or the Nipomo Creek corridor, or land near an historic site such as the Dana Adobe, is identified through the application's review process. The size of the open space area may be determined by a visual, biological or other applicable analysis of the area in question. The analysis shall identify the area that is necessary to maintain open space to preserve the features of the applicable resource.

Guideline: *Retain land in open space in new land divisions that will preserve oak woodlands, riparian and other important biological habitats, and historic place surroundings.*

- E. Arroyo Grande Planning Impact Area.** The following standards apply to land shown within the planning impact area of the City of Arroyo Grande, as shown in Figure 112-3, that has been identified as an area of critical concern.

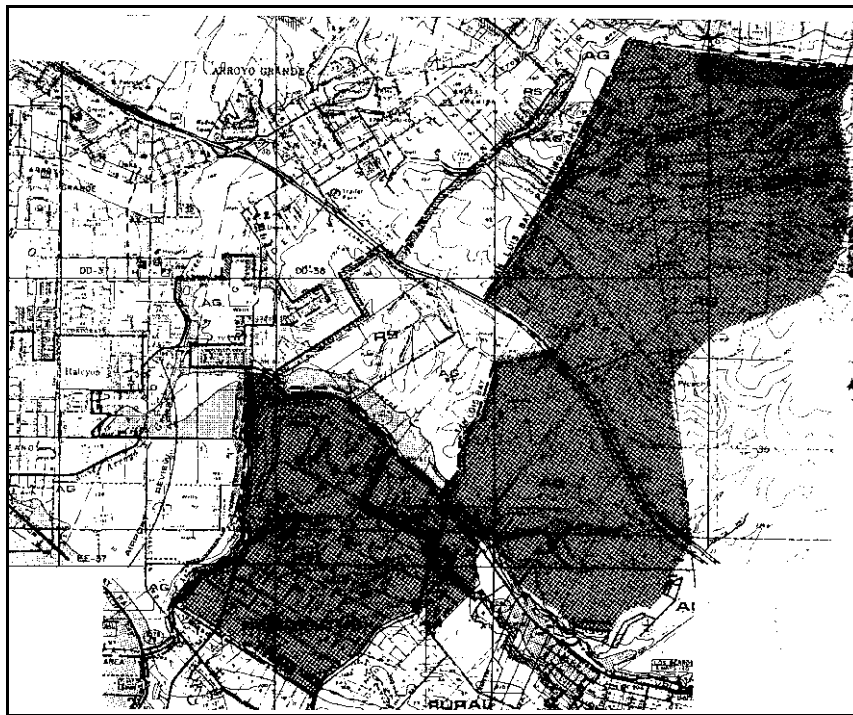


Figure 112-3 - Arroyo Grande Planning Impact Area

1. **Application referral.** Discretionary permits, land divisions and General Plan amendment applications shall be referred to the City of Arroyo Grande for review and comment.

2. **Development impacts.** Discretionary projects with potential impacts, including cumulative ones, that are associated with impacts to water quantity and quality, drainage, erosion and downstream sedimentation, traffic and circulation shall be addressed as critical subjects for additional review as part of the environmental review process.
3. **Application content - New land divisions.** Applications for new land divisions shall comply with the applicable submittal requirements and development standards in the Real Property Division Ordinance (Title 21 of the County Code) with respect to water supply, drainage and grading, sewage disposal, road connections to city roads, and efficient neighborhood and areawide circulation.

22.112.030 - Combining Designations

The following standards apply within the applicable combining designations. These standards apply in the rural, urban and village areas, so they are not repeated in later Sections of this Chapter.

A. Extractive Resource Area (EX-1) - Santa Maria River. The following standards apply within the Extractive Resource Area (EX-1) combining designation in and along the Santa Maria River.

1. **Compliance with Specific Plan required.** All development within the Santa Maria and Sisquoc Rivers Specific Plan Area (see Figure 112-4) shall comply with the adopted Specific Plan. In the event of any conflict between the provisions of this Title and the Specific Plan, the Specific Plan shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan shall occur only after appropriate amendment of the Specific Plan.

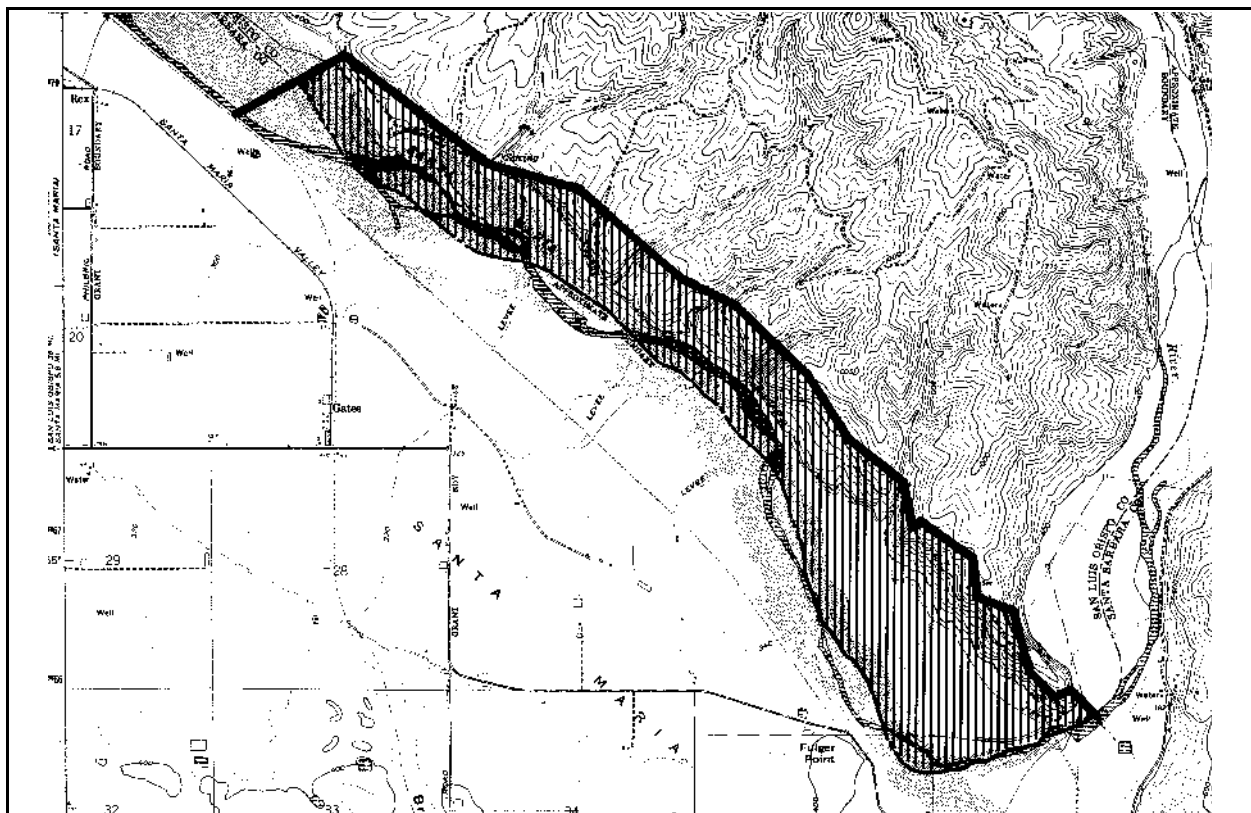


Figure 112-4 - Santa Maria and Sisquoc Rivers Specific Plan

2. **New mining operations.** Proposals for new mining operations located in the EX-1 Combining Designation shall apply for and fund appropriate amendments to update the existing Santa Maria and Sisquoc Rivers Specific Plan. Where a substantial change to the operation of a mine with a vested right is proposed (as described in Chapter 22.36, and as provided by Public Resources Code (PRC) Section 2776), the operation will be considered a new mining operation and a new land use permit and reclamation plan shall be required.
3. **Review of proposed operations on prime agricultural land.** Land use permits for mining on prime agricultural land (as defined in Government Code Section 51201) are subject to review and recommendations by the Agricultural Preserve Review Committee or its equivalent prior to review and approval by the Commission.

[Added 1998, Ord. 2847]

- B. **Historic Area (H) - Dana Adobe.** Development of any tourist-related facilities, residential or accessory uses at the site of the Dana Adobe (see Figure 112-5) shall be in an architectural motif compatible with the adobe itself and consistent with the site master plan on file at the Department. This requirement applies to the Dana Adobe site in addition to the requirements of Sections 22.112.080.F.1 through F.4. [Amended 1997, Ord. 2800]

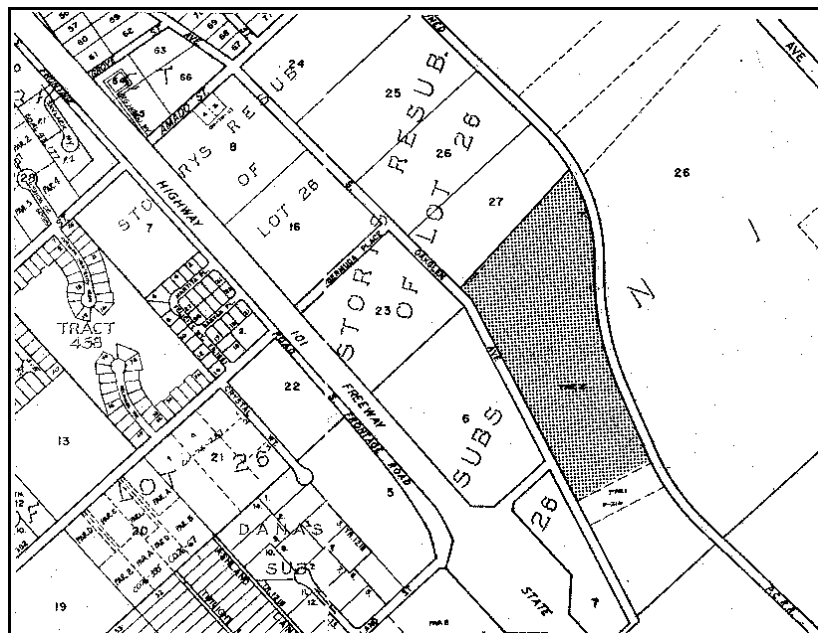


Figure 112-5 - Dana Adobe Site

C. Sensitive Resource Area (SRA) - Black Lake Canyon (SRA-1). The following standards apply within the Sensitive Resource Area combining designation.

1. **General standards.** The following standards apply to all properties in the Black Lake Canyon SRA combining designation except for the replacement or reconstruction of existing water wells, which are subject to Subsection C.2. These standards will be considered for clarification and revision during the Black Lake Canyon General Plan amendment and environmental impact review process. As part of the General Plan amendment, an inventory of canyon resources and necessary protective measures is being prepared in the Black Lake Canyon Enhancement Plan.
 - a. **Access limitation.** Road access to new and existing parcels shall be from local streets above the canyon rim, except that below the canyon rim, access from adjacent parcels may be to a possible public road crossing of the canyon if no other access is feasible.
 - b. **Limitations on improvements.** No permanent structures, impervious surfacing, grading, removal of natural vegetation, sewage disposal systems or water wells are allowed below the canyon rim except as provided by Subsections C.1.d through C.1.f. A determination of whether proposed activities will extend below the canyon rim shall be made by the Department as individual applications are reviewed.
 - c. **Setbacks.** Maintain at least a 20-foot building setback from the rim of the canyon.
 - d. **Environmental review for new water well permits.** All applications to permit the drilling of new water wells (excluding the replacement or reconstruction of existing legal nonconforming wells) below the rim of the canyon and outside the Sensitive Resource Area boundary shall be subject to the environmental review procedures as contained in the County Environmental Quality Act Guidelines, and as required by the conditions of the negative declaration ED 81-08 for the County General Plan amendment G810519:2. The environmental review, with a completed environmental determination, shall be accomplished prior to the issuance of a well-drilling permit from the County Department of Public Health.
 - e. **Location of new well sites.** New well sites shall be located a minimum 150 feet from the marsh vegetation. Access roads to the well site shall not impinge on the marsh site, and shall be located and limited in use as determined by the environmental review process.
 - f. **Grading permit.** A grading permit, subject to the environmental review procedures contained in the California Environmental Quality Act and completed in compliance with Chapter 22.52, shall be required for any proposed grading activities or site disturbances that will occur below the rim of Black Lake Canyon outside of the Sensitive Resource Area boundary, including grading for agricultural uses. The grading permit application shall include a comprehensive erosion and sedimentation control plan utilizing soil erosion prevention and protection measures as recommended by the Natural Resources Conservation Service, and provision of a

wildlife corridor of native vegetation extending from the canyon rim to the canyon bottom. The location and size of the corridor shall be determined through the environmental review process. Installation of permanent or temporary structures utilized for controlling drainage may be permitted within the Sensitive Resource Area designation only if such structures are approved as part of the approved sedimentation and erosion control plan.

- g. Rare or endangered plant species.** The provision of protective measures for rare or endangered plant species, as designated on the current, official list of the California Department of Fish and Game Commission, shall be accomplished as part of the environmental review for individual applications.
- h. Protection of wetlands.** Properties proposed for development that contain wetlands or are adjacent to wetlands shall develop a small diameter observation well to monitor the groundwater level in the shallow upper aquifer. Significant declines in the shallow water table attributable to the production from proposed new wells shall necessitate the implementation of protective measures by the property owner to preserve water levels within marsh areas. The details of the monitoring program shall be developed by the Office of the Environmental Coordinator at the time of the environmental review of individual water well permit applications.

[Amended 1982, Ord. 2096; 1983, Ord. 2157; 1997, Ord. 2800]

- 2. Well reconstruction and replacement.** The following standards apply to the reconstruction or replacement of existing legal nonconforming wells.
 - a. Location of replacement well sites.** Where the existing well being replaced is within 150 feet of a marsh and/or wetland area, the replacement well shall be located no closer to the marsh or wetland than the well being replaced.
 - b. Permit requirements for replacement wells.** The application for a well-drilling permit shall include a Zoning Clearance showing the location of the well being replaced, its casing size and depth and the approximate operational capacity prior to its failure; the location of the proposed new well; the access route to the proposed drilling site; and relationship to marsh or wetland areas if they exist on the property.
 - c. Construction standards for replacement wells.** Replacement wells shall be "in-kind" wells; they shall not exceed the capacity of the well being replaced. The new well shall be constructed to the standards contained in the conditional negative declaration (ED 83-206) for General Plan amendment G831019:2, on file with the Department and the Department of Public Health.

[Amended 1983, Ord. 2157]

22.112.040 - Rural Area Standards

The following standards apply within the rural portion of the South County planning area outside of urban and village reserve lines and outside the coastal zone, in the land use categories and specific areas listed.

A. Areawide standards.

1. **Circulation.** The following standards apply to the circulation features proposed in applications for all discretionary land use permits including land divisions.
 - a. **Areawide circulation linkages.** All land division and Conditional Use Permit applications shall be integrated into areawide circulation and utility easements, providing for future extensions into adjacent undeveloped properties wherever feasible or where known areawide rights-of-way are planned.
 - b. **Driveways - New land divisions.** New land divisions shall include, where possible, design provisions for combining driveways and private access roads serving proposed parcels from collector or arterial roads wherever terrain and adequate sight distance on the public road allow.
 - c. **Equestrian, pedestrian and bike paths - Conditional Use Permits and New Land Divisions.** Safe and site-sensitive equestrian, pedestrian and bicycle circulation facilities shall be provided in projects subject to Conditional Use Permits and new land divisions where feasible either within the street right-of-way or in separated locations as illustrated in Figure 112-6 subject to the County Trails Plan. Unless determined to be infeasible or to result in significant effects on the environment, density may be calculated in such new land divisions on the basis of gross site acreage when such facilities are provided, instead of net site acreage as otherwise required by this Title.
 - d. **Road Design and Construction - New Land Divisions.** Road alignments proposed in new land division applications shall be designed and constructed to minimize terrain disturbance consistent with safety and construction cost. Altered slopes shall be replanted with indigenous plants or protected by other appropriate erosion control measures.

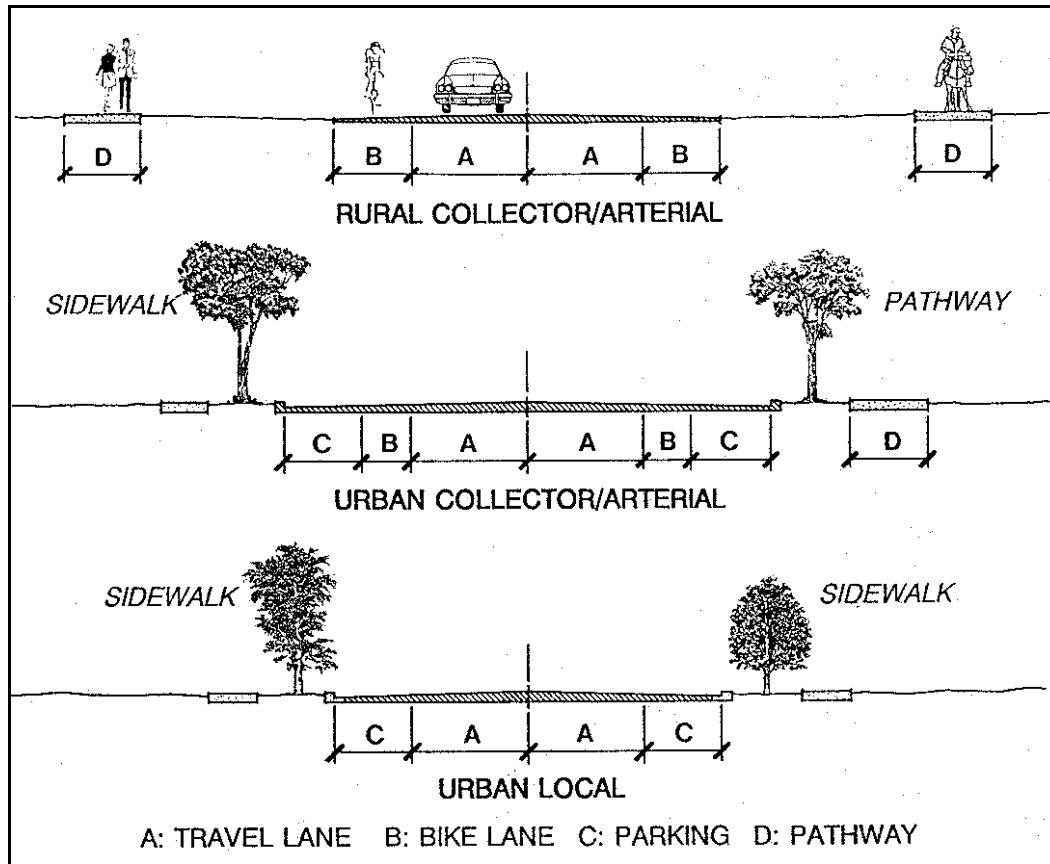


Figure 112-6 - Selected Street Improvements

2. **Drainage.** The following standards apply to all projects requiring discretionary land use permits including land divisions.
 - a. **Potential flooding within undrained depressions - New land divisions.** New land divisions located in the vicinity of undrained depressions shall designate building sites above the spill elevation of the depression; or, utilize the cluster division provisions of this Title to locate new parcels and building sites out of areas subject to flooding. (See Figure 112-7.)

Where the enclosed depression is large and the above mechanisms are not feasible, prepare a detailed flood analysis for review and approval by the County Public Works Department to delineate the extent of the flood hazard and identify the areas for suitable building sites.

- b. **Runoff toward the Nipomo Mesa edge.** Developments in areas that are found to potentially drain to the edge of the bluff shall be designed so that runoff will be contained by natural-appearing retention/recharge basins capable of accommodating a 100-year storm. The design of such basins may require percolation testing to establish rates of infiltration.

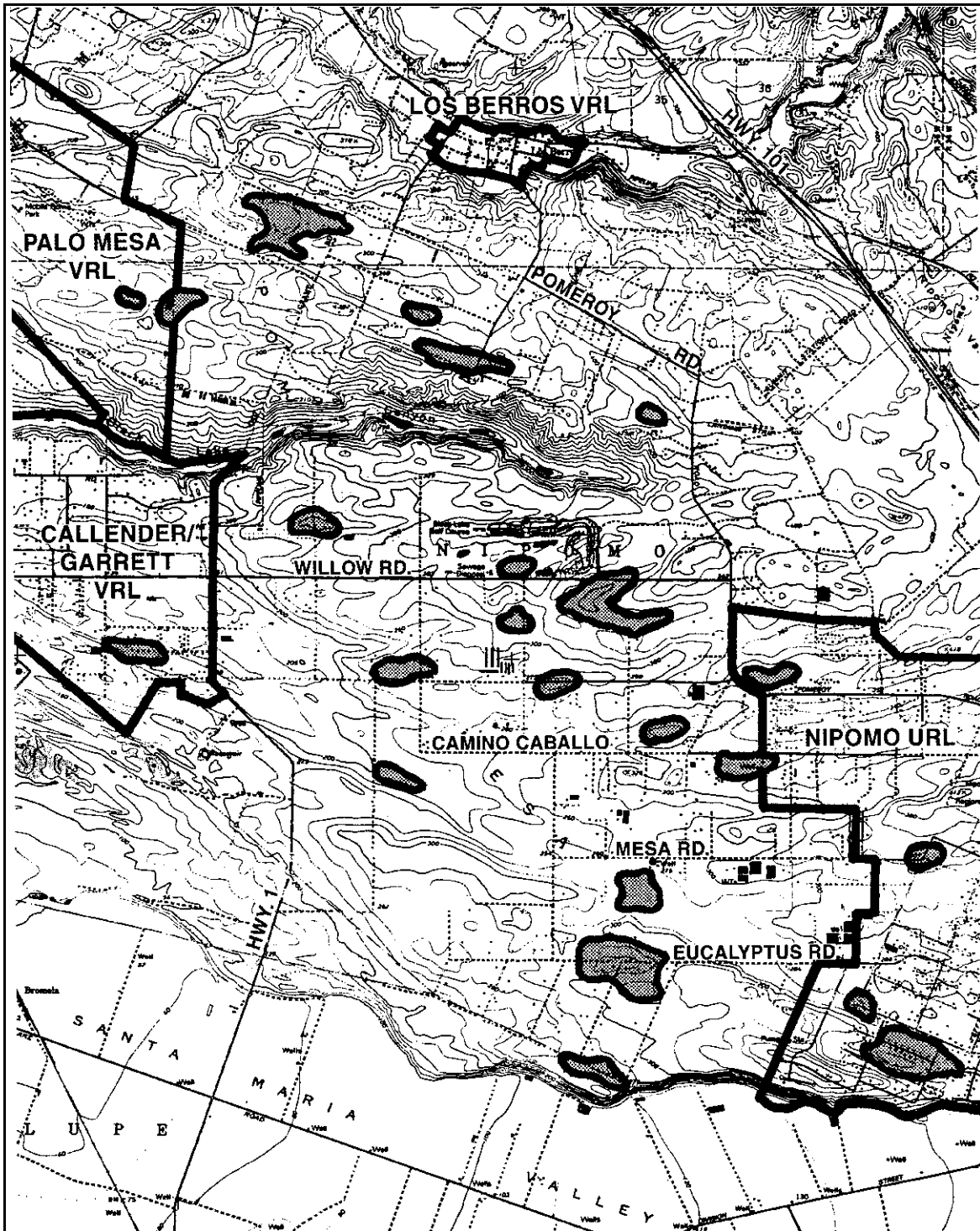


Figure 112-7 - Undrained Depression Areas

3. Highway 101 corridor design standards.

- a. **Purpose.** The purpose of the following Highway 101 corridor design standards is to provide public views of:

- varied topography including ridgelines and rock features;
- significant stands of trees and wildflowers; and
- historic buildings and pastoral settings.

These standards are intended to expedite the permit process for projects which maintain scenic views and the rural character along Highway 101, while providing opportunities to use other design solutions through a discretionary review process to achieve scenic goals. Only residential structures, residential accessory building, residential access roads, specified agricultural accessory buildings and signs are governed by these standards. All other uses and structures, such as agricultural roads and nursery specialties are not subject to the standards.

- b. **Applicability.** The following standards apply to the Highway 101 corridor shown in Figures 112-8 and 112-9, and the Newsom Ridge hills shown in Figure 112-8. These standards also apply to the Temattate Ridge hills, east of Highway 101 between Los Berros Creek and Highway 166. Along the Temattate Ridge, south of Los Berros Creek, these standards apply to land above the 800-foot elevation and not beyond 40 feet in vertical elevation below the highest elevation on the back of the ridge at any given point along the ridgeline.

- c. **Permit requirements.** Zoning Clearance is required for residential structures, residential accessory buildings and residential access roads that comply with the provisions of Subsection A.3.d. Projects that do not choose to comply with the provisions of Subsection A.3.d shall require Minor Use Permit approval, or a Conditional Use Permit if otherwise required by Section 22.06.030.

Within the Highway 101 frontage (limited to the first 300 feet) shown in Figures 112-8 and 112-9, Zoning Clearance is also required for agricultural accessory buildings larger than 600 square feet, individually or cumulatively, that have a roof pitch of less than 3:12, unarticulated wall surfaces and/or service entrances facing the highway.

If the Zoning Clearance application cannot be approved in compliance with Subsection A.3.d, the application may be converted to a Minor Use Permit application for review of the project, with the applicant paying the difference in application fees.

[Amended 1997, Ord. 2800]

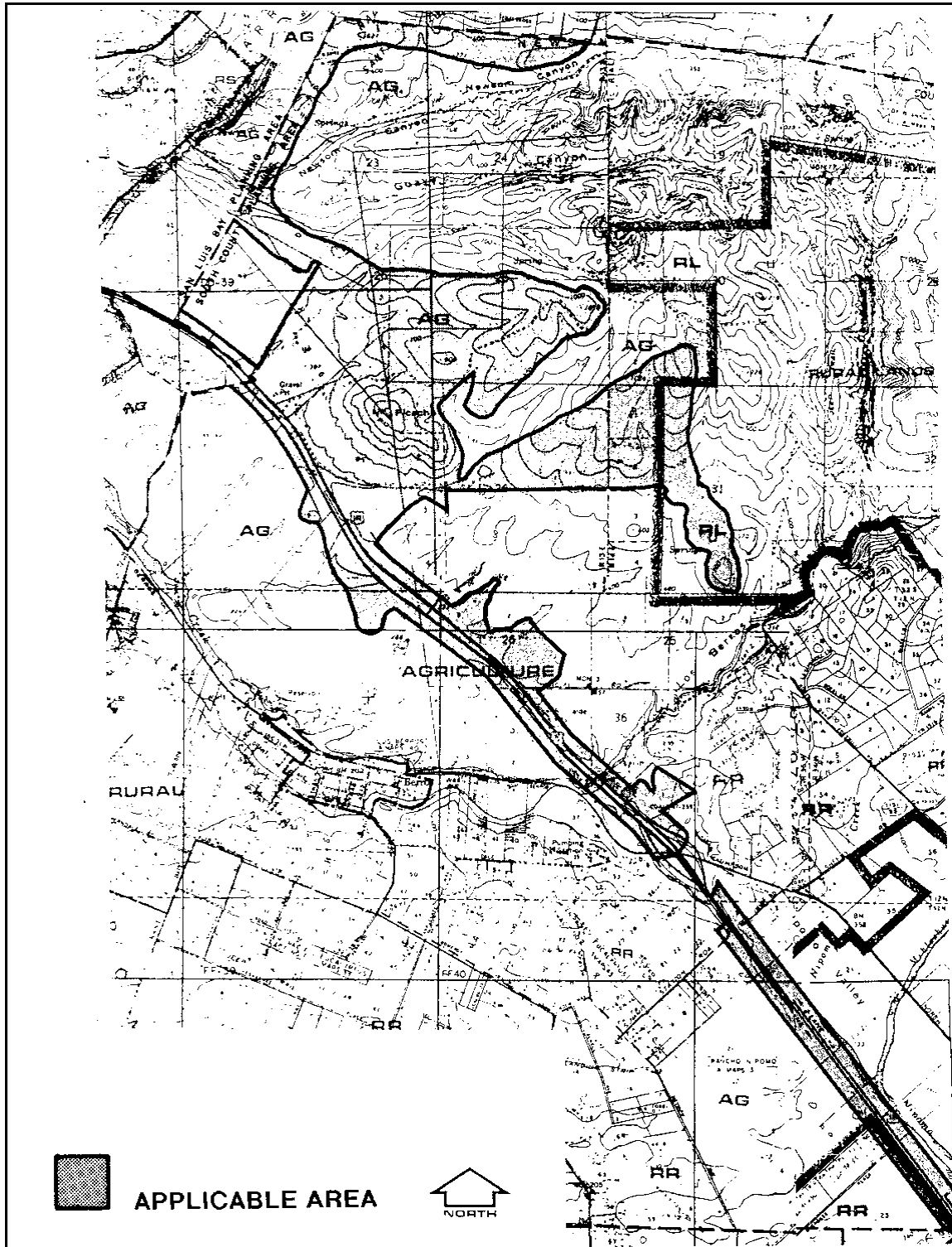


Figure 112-8 - Highway 101 Corridor Design Standards

- d. **Project design and processing - Zoning Clearance applications.** Projects proposed in Zoning Clearance applications on sites within or partially within the highway corridors shown in Figures 112-8 and 112-9 shall comply with the following, in addition to other applicable standards:

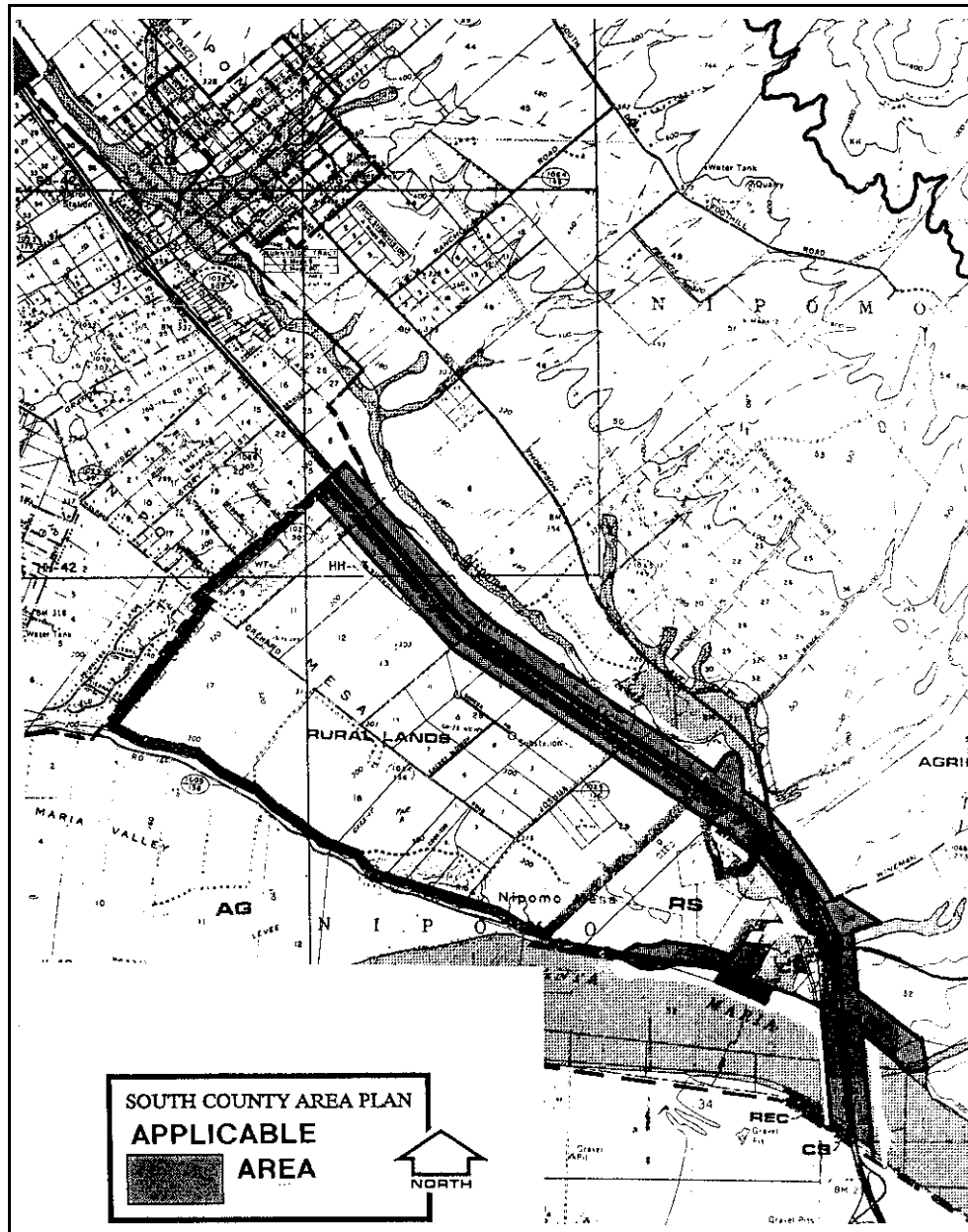


Figure 112-9 - Highway 101 Corridor Design Standards

- (1) **Exemption.** An exemption from this standard may be granted if documentation is provided that the project will not be visible from Highway 101. Such documentation shall at a minimum provide topographic, construction and building elevations with preliminary grading and building plans. Submission of a visual analysis of the project's location may be useful to facilitate a decision.

If conformance with these standards would unavoidably impact a biological habitat, the Director, in consultation with the Environmental Coordinator, may waive the applicable standard.

- (2) **Site visit required.** Zoning Clearance applications shall be subject to two site visits; one during the time of application review to confirm that conditions on the site correspond to information provided in the application, and the other prior to final building inspection to confirm that the building and site improvements agree with the approved plan. (Planting of required landscaping improvements may be delayed up to 90 days after final building inspection when installation is guaranteed by bond.)
- (3) **Highway setback.** Where possible, residential buildings, residential accessory structures and agricultural accessory structures described in Subsection A.3.c shall be set back 100 feet from the Highway 101 right of way as shown in Figure 112-10. If there is no feasible development area outside this setback, the project shall be located on the rear half of the property and shall provide a landscaping screen to provide 80 percent coverage at plant maturity, to be verified by a landscape architect, landscape contractor, certified nurseryman or other qualified individual approved by the Director. [Added 1997, Ord. 2800]

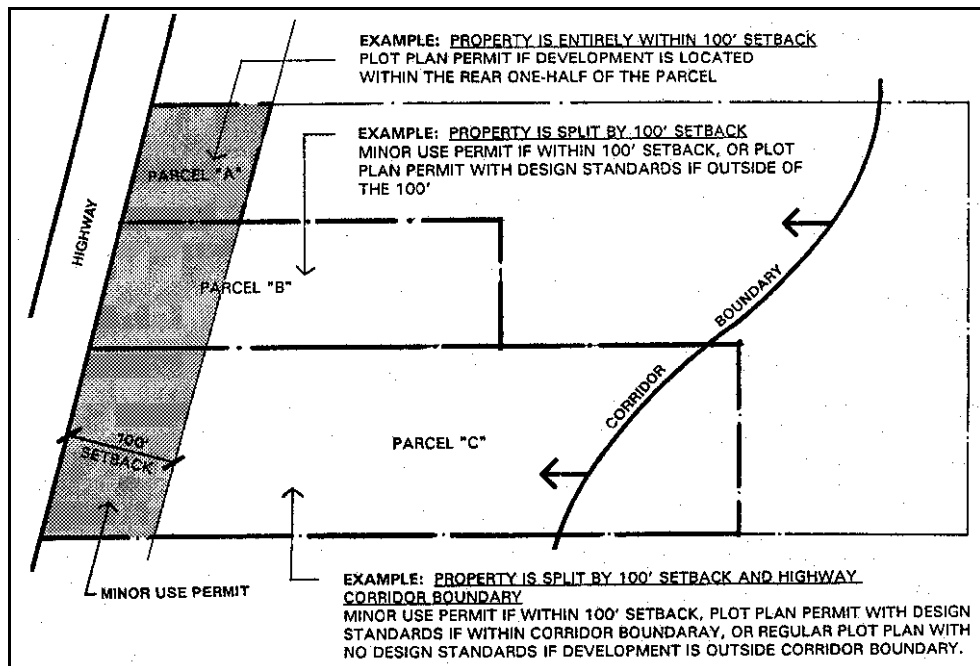


Figure 112-10 - Highway Setback for Projects Requiring Zoning Clearance

- (4) **Ridgetop development.** Structures shall be located so they are not silhouetted against the sky as viewed from Highway 101, as illustrated in Figure 112-11. [Added 1997, Ord. 2800]

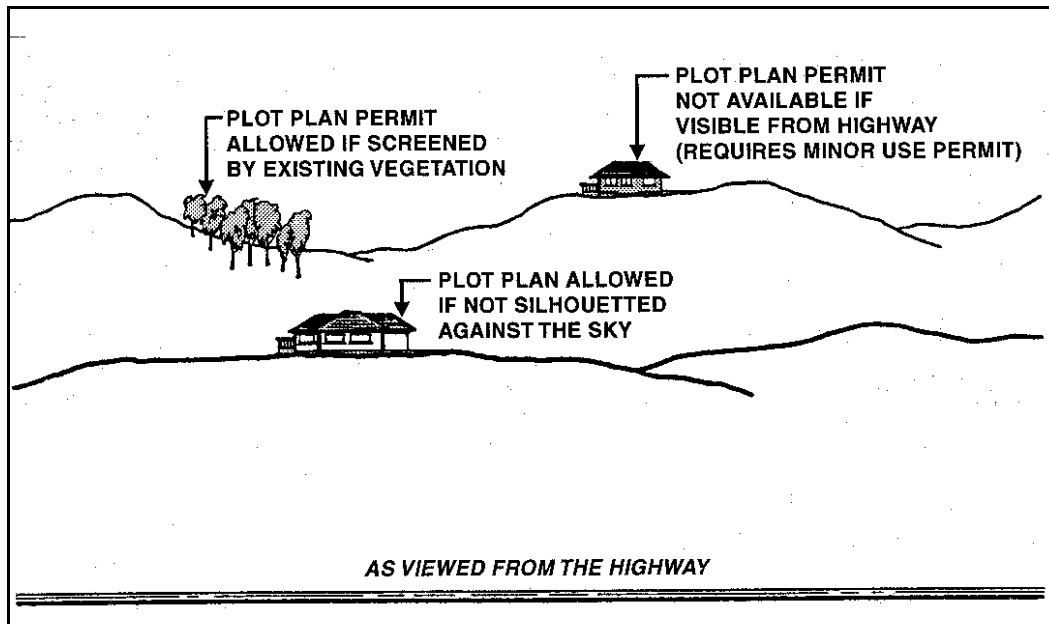


Figure 112-11 - Ridgetop Development

- (5) **Slope limitation.** Grading for structures and roads shall occur on slopes that are 20 percent or less, except on the west side of Highway 101 where more restrictive standards may apply as shown in Figure 112-12. Zoning Clearance is required for development on slopes of 20 percent or less, and Minor Use Permits on slopes greater than 20 percent. [Added 1997, Ord. 2800]

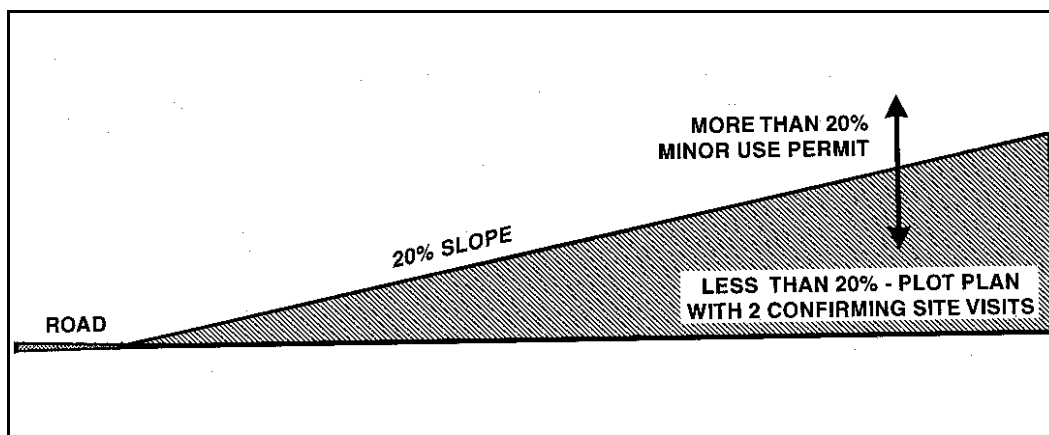


Figure 112-12 - Slope Limitation

- (6) **Building features.** Maximum building height is 25 feet above natural grade, as illustrated in Figure 112-13. This height limit may be increased an additional five feet for agricultural accessory buildings subject to an adjustment as provided in Section 22.70.030 subject to a visual study that supports a finding that buildings will have appropriate forms to minimize their visual impact on surrounding properties and Highway 101. The additional height shall be for architectural features such as cupolas or gabled vents on no more than one-third the length of any building.

Building architecture shall include roofs with a minimum pitch of 3:12 and articulated wall surfaces at least every 30 feet. Where possible, agricultural accessory buildings within 300 feet of Highway 101 shall have service entrances oriented away from view of Highway 101. Building color shall be similar to surrounding natural colors that are no brighter than 6 in chroma and value on the Munsell color scale on file in the Department. [Added 1997, Ord. 2800]

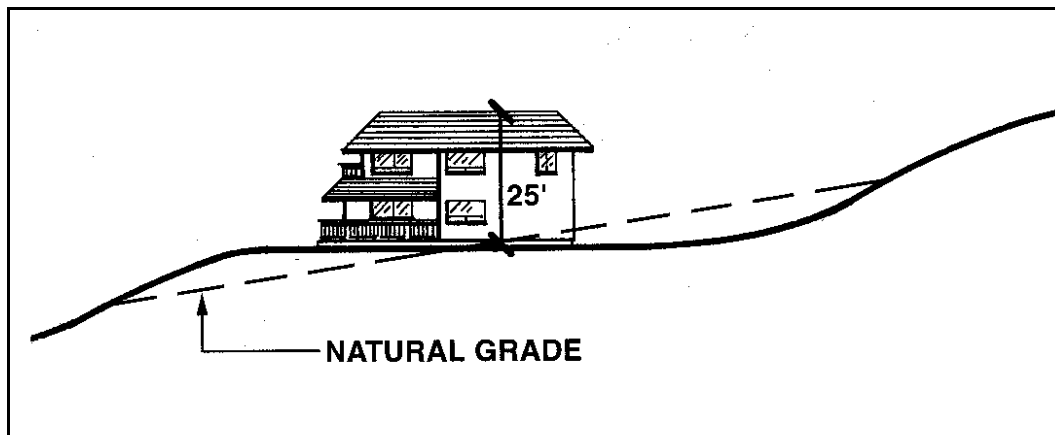


Figure 112-13 - Building Features

- (7) **Landscaping.** A landscaping plan is required that will ensure at least 50 percent screening of the structure at plant maturity as shown in Figure 112-14. Landscaping shall include mitigation planting or seeding for graded cut and fill areas in compliance with Chapter 22.16.
- (8) **Biological habitats.** Development shall be designed and located to minimize adverse impacts to important biological resources in conforming with these standards. If there is a conflict between biological resources and these standards, protecting the biological resources takes precedence. [Added 1997, Ord. 2800]

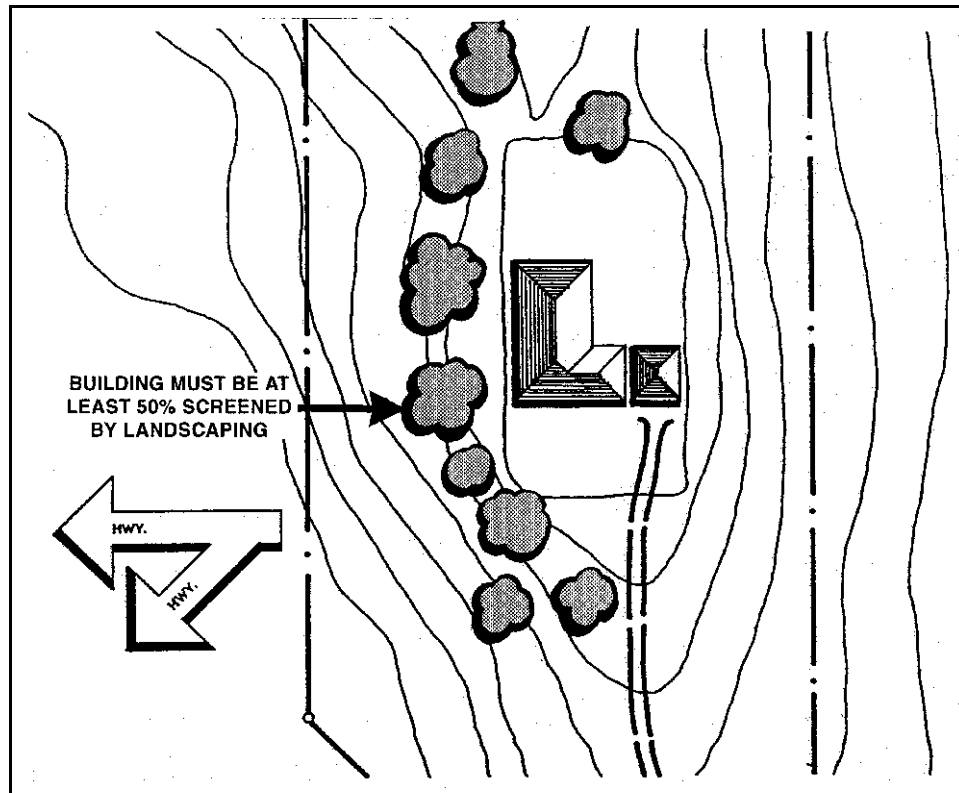


Figure 112-14 - Landscaping

- e. **Project design and processing - Discretionary permit applications.** Minor Use Permit approval is required for projects subject to Subsection A.3.d that are unable to meet the requirements for a Zoning Clearance in standards A.3.d(3) through d(7). Minor Use Permit and any Conditional Use Permit applications that may otherwise be required by this Title shall include a visual analysis that is prepared by a registered architect, landscape architect or other qualified individual acceptable to the Environmental Coordinator. The visual analysis shall be utilized to determine compliance with the intent of Subsection A.3.d and the following:
- (1) Locate development, including access roads, in the least visible portion of the site consistent with the protection of other resources, as viewed from Highway 101, unless mitigated to insignificant levels. Use existing vegetation and topographic features to screen development from view as much as possible.
 - (2) Minimize grading for both structures and roads that would create cut and fill slopes visible from Highway 101.

- (3) Minimize building height and mass by using low-profile design where applicable. Minimize the visual impacts of buildings by using colors that blend with surrounding natural colors and/or screen the building from view.
- (4) Provide landscaping to screen and buffer both road and building development with native or drought-resistant plants, including the extensive use of trees and large-growing shrubs.
- (5) Use of minimal signage is encouraged. Locate signs that are subject to a discretionary land use permit so that they minimize interference with important public views from Highway 101, such as those listed in the preamble to this Section.

f. Residential land divisions.

- (1) **Clustering encouraged.** Residential land divisions are encouraged to be clustered in compliance with Section 22.22.140, unless standard subdivision design can include clustered residential building sites that will be in equal conformity with Subsection A.3.e. Application review shall determine whether the proposed parcels or building sites are designed so that residential buildings, accessory buildings and roads will comply with Subsection A.3.e, in addition to other applicable standards.

***Guideline:** Retain land in open space in new land divisions that will preserve existing views of land subject to the Highway 101 corridor design standards.*

- (2) **Open space parcel incentive.** Cluster divisions of land that are located within the Highway 101 corridor design standards may utilize an open space parcel area that is smaller than required by Section 22.22.140. The size of the area may be determined by a visual analysis of the area subject to the Highway 101 corridor standards as part of the subdivision review process. The analysis shall identify the area that is necessary to maintain open space views of features identified in the Highway 101 corridor design standards.

- 4. **Rural village.** The following standards apply to properties shown in Figure 112-15 for development of a prototype rural village. The village should be a concentration of development within a rural setting, offering a choice of housing types, basic services, community facilities and daily needs shopping. It may also offer specialized jobs appropriate to its character.

- a. **Mix of land uses.** The village shall contain a mix of land uses that may include a sheltered postal center, community hall, large central park and other smaller recreation areas and facilities. A variety of residential housing types shall be provided, including affordable housing opportunities for the incomes of people who work within the South County planning area. Higher residential densities shall be located toward the village center where they should be mixed with non-residential uses.

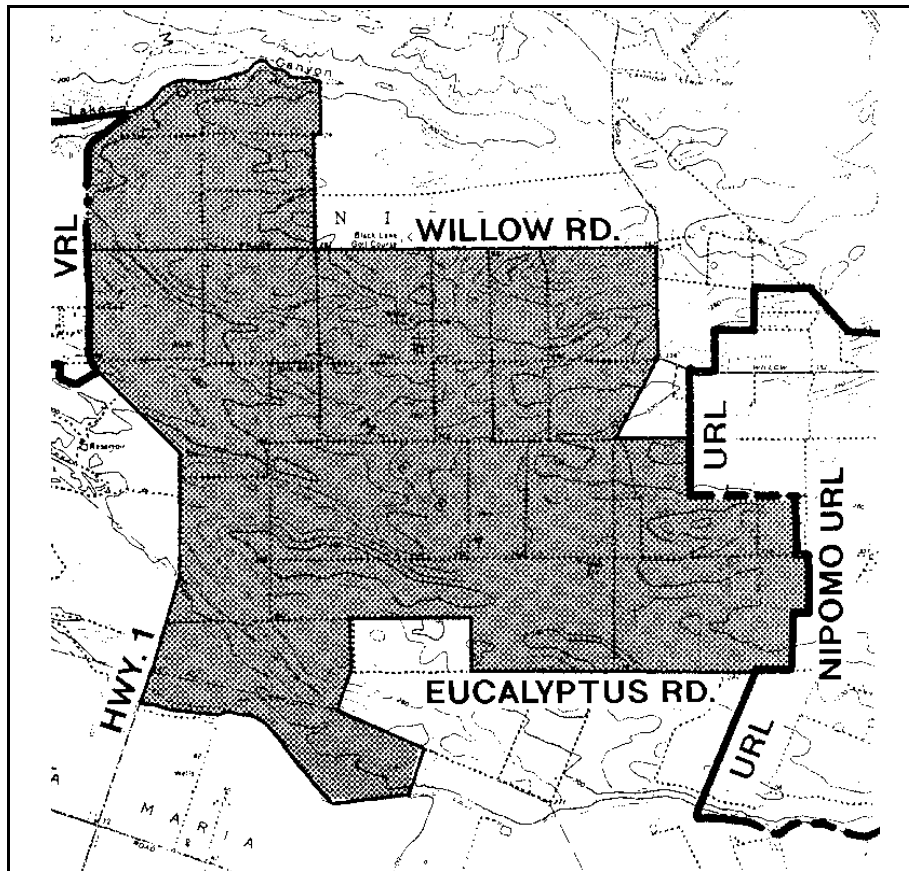


Figure 112-15 - Area in Which a Prototype Rural Village May Be Proposed

- b. **Site planning.** The village shall have a compact arrangement of residential densities within a street and pedestrian path system that orients travel to a central core area and specific peripheral uses, as shown in Figure 112-16. Permanent open space should be utilized for agriculture, community recreation, circulation and as a buffer between other surrounding properties.
 - (1) **Core area.** The village should have a central core area located close to a collector or arterial street laid out to form an entrance and destination. A park or plaza should be located within the core area. Civic uses should be adjacent to the park or plaza, such as a self-serve post office, recreation and meeting building, workshops and offices. The core area should be attractive for gathering, meeting and lounging.

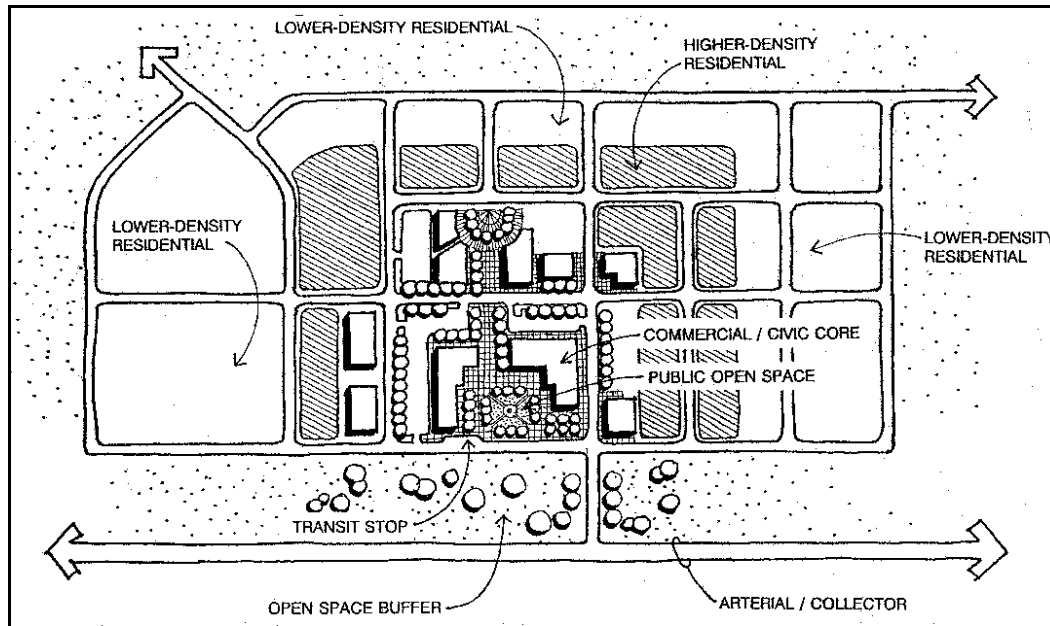


Figure 112-16 - Rural Village Concept

- (2) **Circulation.** A system of connected streets shall provide alternative routes of travel from any one location. Use of slightly curving streets to create a changing perspective for visual interest is encouraged. Local streets should be narrower than standard County streets, if possible, to enhance the rural character of the village. The number of street connections to off-site arterial and collector roads shall be minimized. Streets shall be designed in blocks to maximize access by all modes of travel - automobile, bicycle and walking. Locate any transit stops within easy walking distance of all residents.
- (3) **Residential areas.** Residential densities shall be higher adjacent to the core area and lowest at the periphery of the village. Residential design should be oriented to the street for pedestrian security.
- (4) **Non-residential uses.** Non-residential uses should be developed at a scale that is appropriate to the village size and location. Civic structures should be provided in the core area, such as for postal services, recreation, meetings, eating, workshops and office work. Commercial structures shall be provided as determined to be feasible in the core area for grocery stores, restaurants, personal services, offices, small-scale manufacturing, general retail, social gatherings, and offices.

Agriculture should be maintained and enhanced where feasible, and water-conserving irrigation methods should be encouraged. Recreational uses and structures should be developed for residents and visitors, such as golf courses, equestrian facilities, linear parkways, parks, playgrounds and other open space uses.

- c. **Open space.** Clustering of residential densities shall be accompanied with at least 60 percent of the parent site in private and/or dedicated public open space. A minimum 200-foot-wide open space buffer shall be provided adjacent to all arterial and collector perimeter roads and be landscaped to shield the improved village area. Golf course fairways, equestrian trails are potential open space uses. A community focal point such as a central park or plaza shall be provided. Smaller improved parks should be incorporated into neighborhoods. A network of continuous pedestrian, equestrian and bicycle paths should connect neighborhoods and centralized destinations.
- d. **Specific Plan requirement.** A Specific Plan shall be prepared in compliance with Government Code Section 65450 under the guidance of the County upon the application and funding by property owner(s). The Specific Plan shall address both on and off-site issues concerning environmental constraints, site planning and development, financing of improvements and evaluation of the potential for a transfer of development credit (TDC) program.
- e. **Scale and Intensity.** The Specific Plan shall determine the scale and intensity of residential and non-residential development that will be compatible with resources, public services, roads and facilities, and other destinations such as employment centers in the South County planning area. The evaluation of project size shall utilize an environmental constraints analysis as well as market feasibility and fiscal impact studies. The following subsections A.4.f through 4.k provide primary factors for evaluating the appropriate size and density of a village.
- f. **Constraints analysis.** A constraints analysis shall be prepared to address, but not be limited to, project market feasibility analysis, fiscal impact analysis and analysis of biological resources, cultural resources, agricultural resources, water supply and groundwater recharge, traffic, air quality and noise.
 - (1) **Feasibility analysis.** An economic feasibility analysis shall be the basis of the whole project and should identify incentives that can be offered to business operators to help ensure their success. A feasibility analysis shall be the basis of the whole project, and for private commercial, office and service uses to meet the basic services and daily shopping needs of the village residents. It should identify incentives that can be offered to business operators to help ensure their success.
 - (2) **Fiscal impact analysis.** An economic feasibility analysis shall be the basis of the whole project, and it should identify incentives that can be offered to business operators to help ensure their success in providing private commercial, office and service uses that will contribute to the basic daily service and shopping needs of the village residents.

- (3) **Open space provisions.** Designation of open space areas should be utilized to minimize impacts to and from affected commercial agricultural operations, important biologic resources and important historical and archaeological resources.
 - (4) **Water resources.** To minimize water consumption, drought-tolerant low water-using plants are required for landscaping purposes. To improve groundwater recharge from surface runoff, fewer and larger drainage basins shall be provided.
 - (5) **Traffic and air quality.** Alternative development designs should be prepared that will minimize impacts to traffic circulation and air quality, including but not limited to the orientation and access of the village to any adjacent or nearby village or urban area, and minimal impacts on smaller rural roads and optimal use of larger roads.
- g. **Size.** Depending on the size of the parent parcel(s), the developed village site should be a compact village with a boundary no more than one-half mile long on any side in order to achieve a sufficient central density for interaction and convenient pedestrian access.
 - h. **Transfer of development credits (TDC).** Additional development entitlements may be achieved through a transfer of development credits from other locations in the planning area through a County-approved TDC program, as one method to achieve additional density.
 - i. **Number of allowable residential units.** The allowable number of units shall be determined by the size of the parent parcel, the resource, market and fiscal constraints on development identified in the Specific Plan, and the extent of public facilities provided by the developer.
 - (1) **Base number of units.** A base number of dwelling units shall be established at one unit per five acres.
 - (2) **Additional dwelling units.** Additional dwelling units may be proposed beyond the base number up to a density of one unit per acre, depending on the evaluation in the Specific Plan regarding the following incentive bonuses, including:
 - (a) An initial incentive for participating;
 - (b) Transfer of development credits (TDC) from other land identified in a South County TDC program;
 - (c) Proposals for providing for a community-serving need, such as a community school, park or recreational facility, major public works improvements, or environmental enhancements that exceed the minimum mitigation measures that are required.

- j. **Residential densities.** Densities within the village should occur within a range from two to 20 units per acre, including secondary dwellings. The average density within the village site should be at least five dwelling units per acre, which is intended to achieve a predominant single-family character. Suburban densities at two units per acre should be balanced by multi-family densities to maintain this average.
- k. **Collector or arterial street access.** The village site should be located so that residents will be within walking distance (one-quarter to one-half mile) of a collector or arterial road, shown on the Circulation map.

B. Agriculture (AG). The following standards apply within the Agriculture land use category.

- 1. **Nipomo and Santa Maria (Oso Flaco) Valleys.** The following standard applies within the Nipomo and Santa Maria valleys (see Figure 112-17).

- a. **Limitation on use.** Land uses are limited to the following within Agriculture land use category in the Nipomo and Santa Maria (Oso Flaco) Valleys, subject to the land use permit requirements of Section 22.06.030:

- Ag processing
- Agricultural accessory structures
- Animal keeping
- Communications facilities
- Crop production and grazing
- Farm support quarters
- Home occupations
- Mining and concrete batch plants (within the area along the Santa Maria River shown in Figure 112-18 which corresponds to the EX₁ or subsequently designated EX combining designation)
- Mobile homes
- Nursery specialties (Conditional Use Permit required)
- Outdoor retail sales
- Pipelines and power transmission lines
- Residential accessory uses
- Roadside stands
- Single-family dwellings
- Temporary dwellings

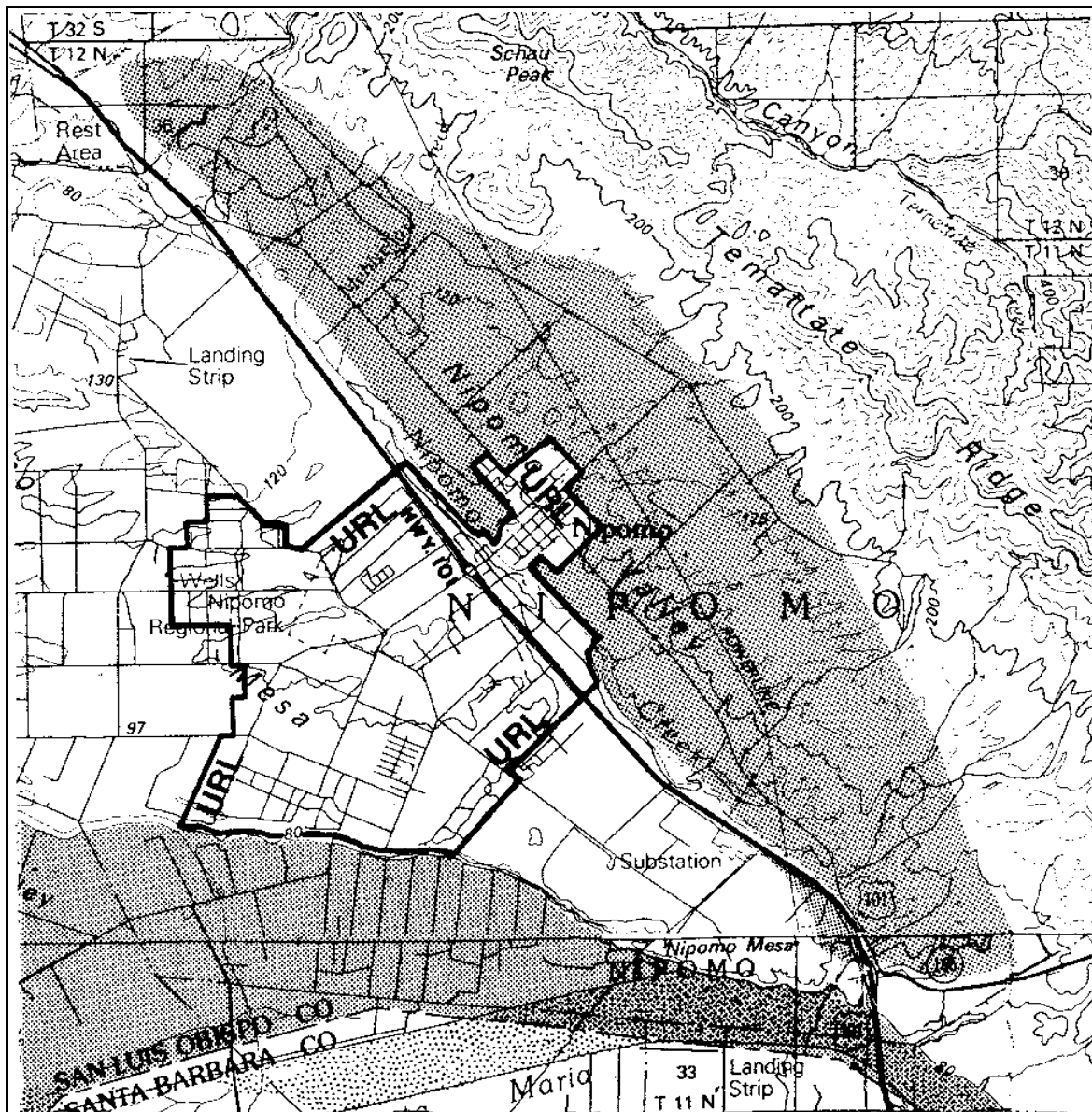


Figure 112-17 - Nipomo and Santa Maria Valleys

- b. **Concrete batch plant permit requirements.** Minor Use Permit approval is required for concrete batch plants in the Agriculture land use category within the area shown in Figure 112-18. Visibility of the batch plant shall be minimized if necessary by siting, minimal structural height, and landscape screening of the structures and yard area, including tall-growing trees. Potential traffic conflicts and land use compatibility shall also be addressed.

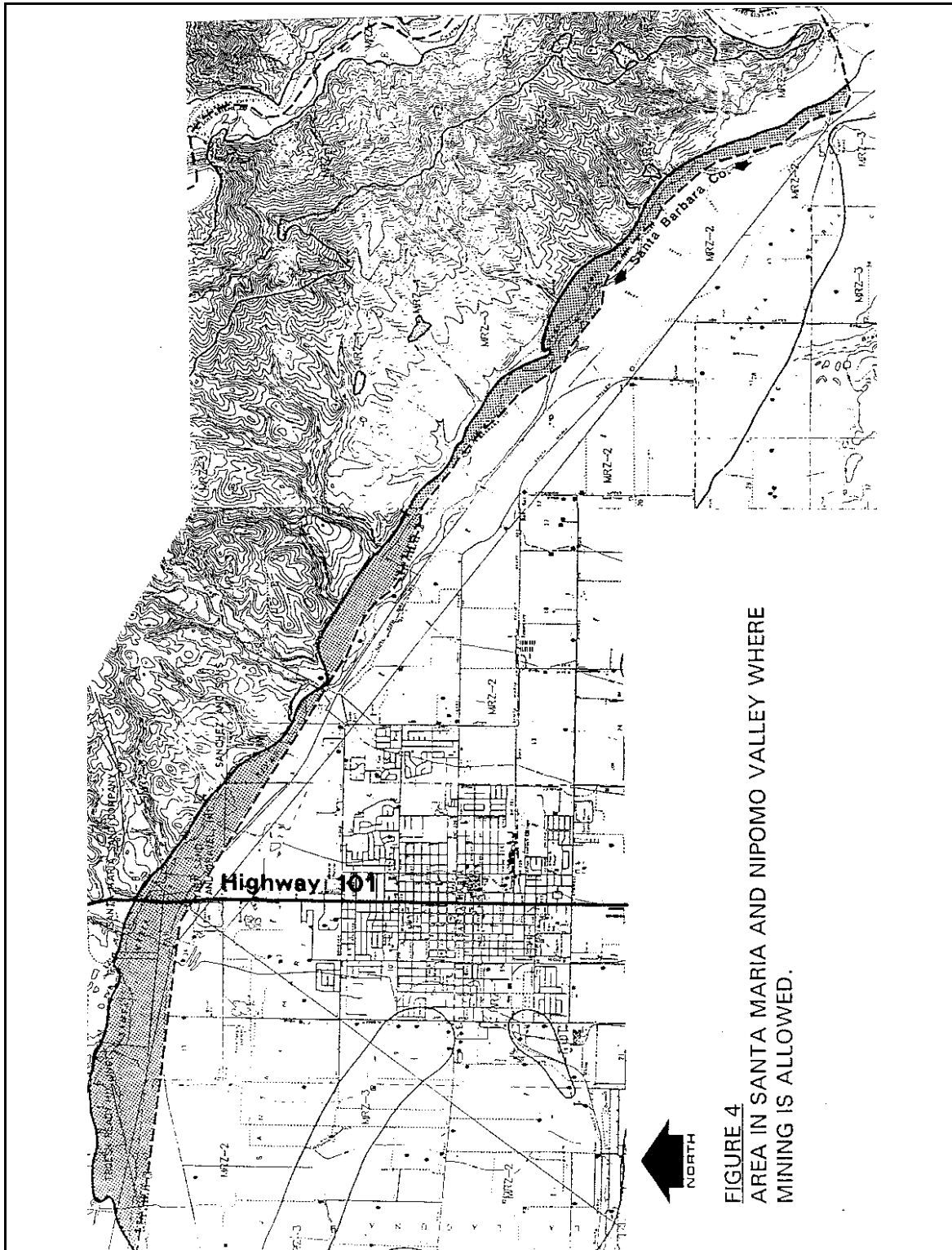


Figure 112-18 - Area in Santa Maria and Nipomo Valleys Where Mining is Allowed

2. **Los Berros Road property - Subdivision and residential development limitation.** Further subdivision of the property between Los Berros Road and Highway 101 (see Figure 112-19) for residential purposes is limited to a division of the property from a larger parcel. Residential development is limited to one primary residence and farm support quarters. Residential entitlements, and subdivision entitlements for additional parcels, have been transferred to another portion of the property that is in the Recreation category.

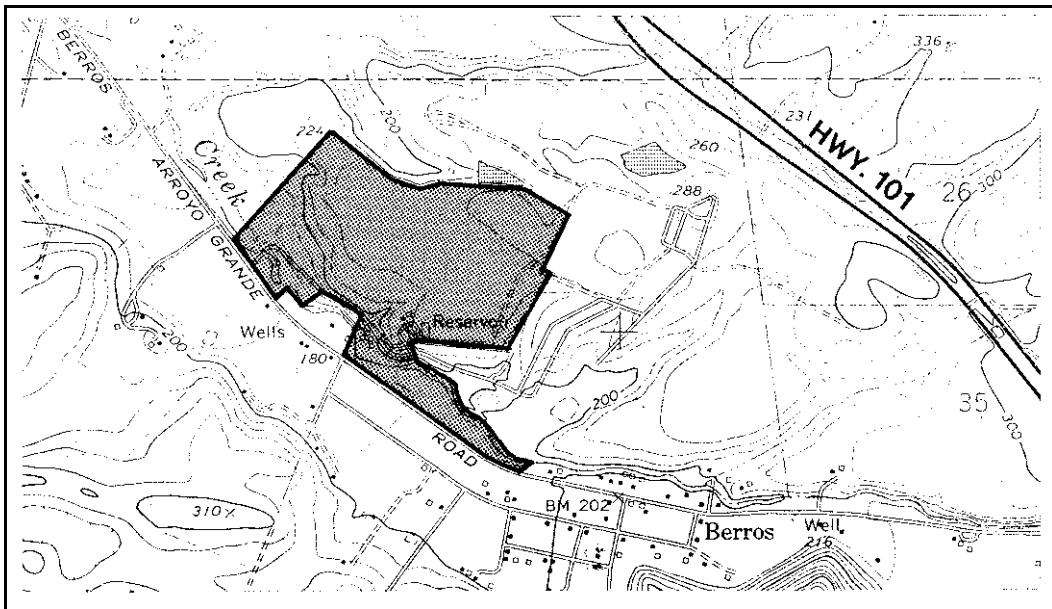


Figure 112-19 - AG - Los Berros Road Property

- C. **Commercial Service (CS).** The following standards apply within the Commercial Service land use category.

1. **Limitation on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional uses within the CS land use category may be authorized in compliance with the permit requirements of that Section except: agricultural processing; broadcasting studios; indoor amusements and recreation; membership organizations; public assembly and entertainment; schools-specialized education and training; outdoor sports and recreation; sports assembly; apparel products; electrical equipment, electronic and scientific instruments; lumber and wood products; plastics and rubber products; building materials and hardware; auto and vehicle repair and services; laundries and dry cleaning plants; personal services; consumer repair services; and vehicle storage.

Land uses shall be limited to concrete batch plants, surface mine processing and concrete recycling within the area shown as "A" in Figure 112-20. [Amended 1997, Ord. 2800]

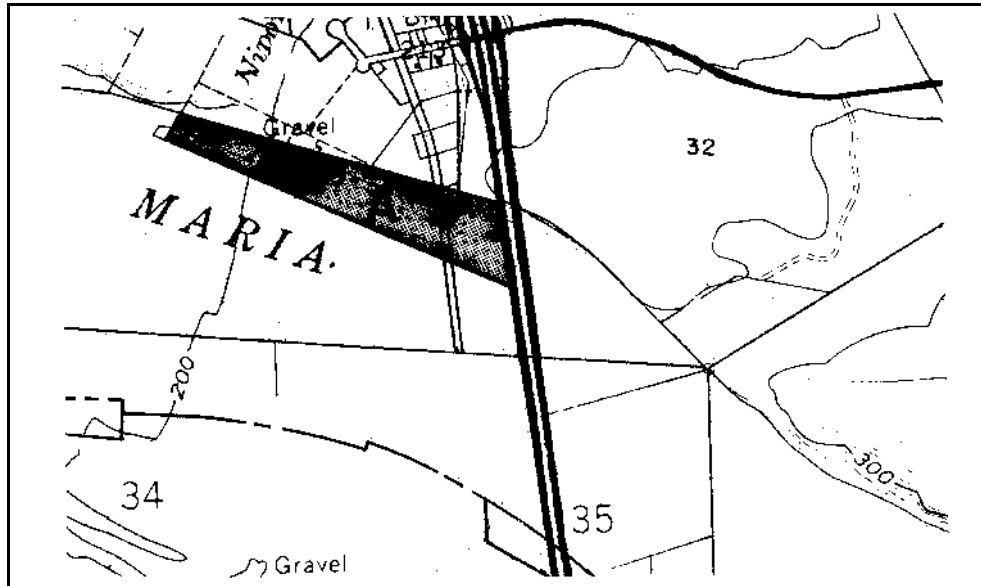


Figure 112-20 - CS - Santa Maria River Area

2. **Permit requirement.** Minor Use Permit approval is required for all new construction unless a Conditional Use Permit is otherwise required by this Title.
 3. **Project design.** Architecture shall emphasize an attractive appearance from Highway 101 by achieving the following: provide a varied roof design and materials, coordinate design to be compatible between projects, minimize rooftop clutter and integrate or screen mechanical equipment. Coordinate signs and share them between adjoining uses where feasible, with the minimum height and size needed to identify businesses from the freeway. Landscaping shall include tall-growing trees to buffer views of buildings from the freeway and soften views of roofs, parking and outdoor uses.
- D. Industrial (IND).** The following standards apply within the Industrial land use category in the rural portions of the planning area.
1. **Applicability - Highway 1 and Willow Road.** The following standards apply only to the property located at the southeast corner of Highway 1 and Willow Road, shown in Figure 112-21.
 2. **Permit Requirement - Modification or expansion.** Any proposed modification or expansion of the existing pipe manufacturing business is subject to Conditional Use Permit approval.

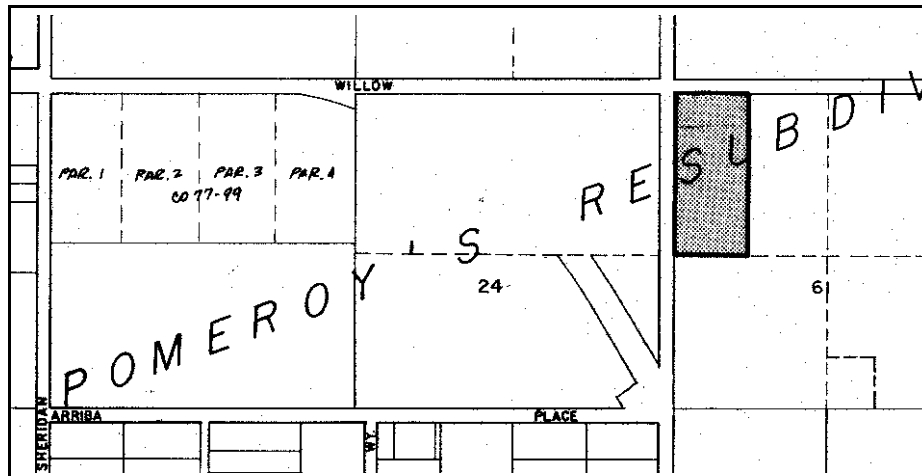


Figure 112-21 - IND - Southeast Corner of Highway 1 and Willow Road

E. **Recreation (REC).** The following standards apply within the Recreation land use category in the rural portions of the South County planning area.

1. **Hutton Road area.** The following standards apply only to the existing auto racetrack property west of Hutton Road (see Figure 112-22).

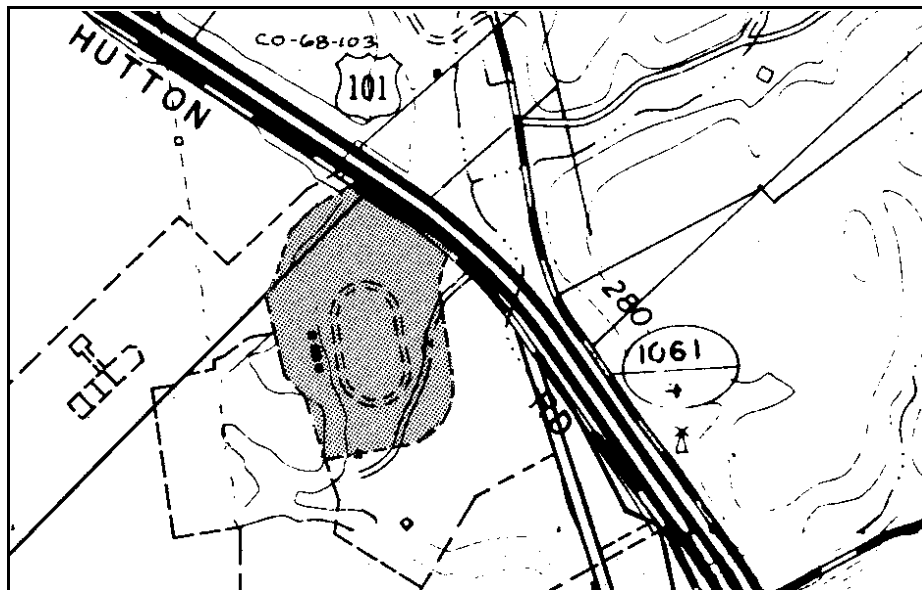


Figure 112-22 - REC - Hutton road Area

- a. **Limitation on use.** Land uses shall be limited to sports assembly, temporary events and public assembly and entertainment.

-
- A detailed topographic map of the study area. The map features a large, shaded, irregularly shaped area representing the reservoir and its immediate surroundings. To the left, a winding road is labeled 'Creek' and 'GRANDE'. Below this, a 'Reservoir' is marked with a small circle and a square. Further down, 'Wells' are indicated with small circles. A 'ROAD' is labeled at the bottom left. To the right, a 'Roadside Rest' is marked with a small circle. The map includes numerous contour lines with numerical labels such as 180, 200, 224, 231, 260, 2600, 300, 319, 336, and 3500. A dashed line runs horizontally across the middle of the map. A thick black line outlines a specific area within the shaded region. A small building is depicted within the shaded area. The map is oriented with North at the top.

- a. **Limitation on use.** Land uses shall be limited to crop production and grazing, animal keeping, agricultural accessory structures, golf course and related facilities, overnight tourist accommodations, a restaurant, health and athletic facilities that are predominately outdoor, equestrian facilities and trails, temporary events and single-family dwellings.
- b. **Residential/small scale tourist accommodation development.** Residential/ Small Scale Tourist Accommodation development is limited to a maximum range up to 50 dwelling unit equivalents, the precise number to be determined through Conditional Use Permit approval, by Article 3 of this Title, by identified constraints on site development, services capability and a long-term, sustainable water supply. Phasing of residential development shall follow golf-course development. At the time of Conditional Use Permit application for the golf course, a detailed hydrogeologic analysis shall be completed.

The analysis shall be prepared such that long-term water availability is determined to be adequate for the golf course, the residential/small scale tourist accommodation component, and intensive agricultural use for the property remaining in the Agriculture land use category. The data used in the analysis shall provide for conclusions with a high degree of certainty, and shall be based on 1) monitoring over a certain period (as recommended by the hydrogeologist), 2) recent, detailed existing information on water availability; or 3) a combination of these two. Residential development/small scale tourist accommodations shall also be carefully sited to minimize potential visual impacts from Highway 101 as well as provide for adequate sewage disposal systems.

3. **North west corner of Willow and Via Concha.** The following standards apply only to the property shown as Area A in Figure 112-24.

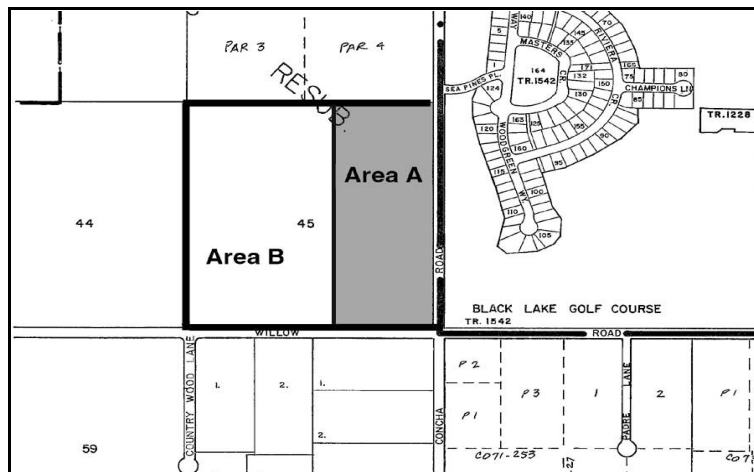


Figure 112-24 REC-Northwest Corner of Highway 1 & Willow Rd

- a. **Limitation on Use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional within the REC land use category may be authorized in compliance with the land use permit requirements of that Section, only if those uses are allowable, permitted, or conditional in the RS land use category.
- b. **Land Division.** No more than 16 residential parcels shall be created within the approximately 16 acre portion shown as Area A in Figure 112-24 and a parcel size of no less than one acre.
- c. **Allowed Density.** The maximum allowable residential density within the area shown as Area A in Figure 112-24 is one dwelling unit per parcel.
- d. **Drainage.** All drainage from future development shall be retained on site.

- e. **Rural Character.** To maintain a rural character, as seen from Willow Road, all future development shall provide sufficient landscaping and/or retention of existing trees will be used to accomplish an 80% screening of new development; limit night lighting to lighting that is directed down and into the development with no direct light visible from surrounding public roads;
- f. **Future School Access.** As a part of any future land subdivision, an access easement onto Via Concha shall be provided for the future school site to the west should the Willow Road access result in significant traffic safety/circulation impacts.
- g. **Safety - Golf Hazards.** As a part of any land subdivision or residential building permit submittal, the application shall show how the project is maximizing protection from potential golf hazards of the adjacent golf course.

[Added 2002, Ord. 2968]

F. Recreation (REC) / Public Facilities (PF). The following standards apply within the Recreation/Public Facilities land use category in the rural portions of the South County planning area.

1. North west corner of Willow and Via Concha. The following standards apply only to the property shown as Area B in Figure 112-24.

a. Limitation on Use.

- (1) In the event the site is acquired and developed by the Lucia Mar Unified School District, allowable uses shall be limited to Schools - Pre to Secondary, per Table O, Framework for Planning, Inland Area.
- (2) If the site is not acquired by the Lucia Mar Unified School District, uses of the site shall be limited to Crop Production and Grazing, Outdoor Sports and Recreation, Park, and active and passive Open Space.

b. Drainage. All drainage from future development shall be retained on site.

c. Rural Character. To maintain a rural character, as seen from Willow Road, all future development shall:

- (1) provide sufficient landscaping and/or retention of existing trees will be used to accomplish an 80% screening of new development;
- (2) limit night lighting to lighting that is directed down and into the development with no direct light visible from surrounding public roads;
- (3) If any night lighting of athletic fields is being considered, all existing trees shall be retained until such time as the siting of such fields has been approved. As a part of that siting, key corridors of existing trees shall be identified for preservation to screen night lighting from residential areas.

[Added 2002, Ord. 2968]

G. Residential Rural (RR). The following standards apply within the Residential Rural land use category.

- 1. Areawide.** The following standards apply within the Residential Rural category where standard large-lot subdivisions are proposed, as illustrated in Figure 112-25.
 - a. Road right-of-way.** Provide a dedication of land for road right-of-way between 15 and 30 feet for the construction of a separate pathway, as determined to be feasible by the County Public Works Department, utilizing the Circulation Element and the County Trails Plan. Properties affected by this standard may use gross acreage in calculating the allowable density.
 - b. Curvilinear roads.** Road alignments shall respond to natural land forms, be slightly curvilinear and provide alternate routes of travel. Straight roads are not encouraged.
 - c. Setbacks.** Provide a 80-foot front setback, except that where site average slope is greater than 10 percent, the front setback may be less than 80 feet where necessary for sensitive siting within topographic constraints.
 - d. Varied lot pattern and geometry.** Design parcels to have varied front dimensions and a different overall geometry, responding to natural topography and the location of natural features such as vegetation, to provide interest and avoid rectilinear grid lot patterns.
 - e. Landscaping.** Retain and incorporate existing vegetation as much as feasible into the subdivision design. Plant California native trees within the dedicated road right-of-way where feasible and in the front setback area in staggered, natural-appearing patterns to buffer views from the public road. Eucalyptus trees may be removed unless benefits from visual character and monarch butterfly habitat warrant further protection. Where eucalyptus trees are removed, replace with California native trees, retaining older, more mature eucalyptus trees where possible.
 - f. Siting of buildings.** Locate building envelopes that are subordinate to rural character, such as by varying their elevation along hills and ridges, and where siting below the highest elevations takes advantage of wind-protected locations.

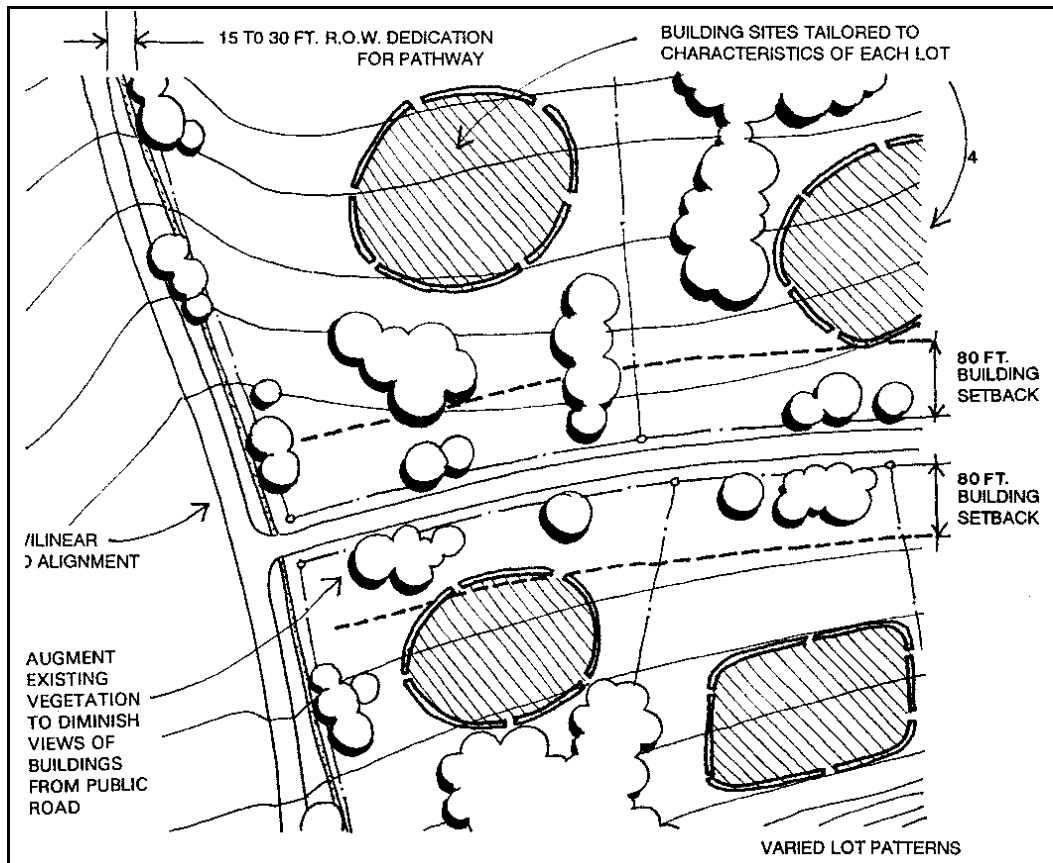


Figure 112-25 - Concept of Standard Rural Subdivision

2. **South Mesa area.** The following standards apply within the Port Harford Eucalyptus Tract No. 61, portion of lots 41 and 42 of Rancho Guadalupe at the southern edge of the mesa, and the Los Berros Tract, located south of Eucalyptus Road, shown in Figure 112-26 [Amended 1982, Ord. 2096].
 - a. **Vegetation buffer.** Retain a vegetation buffer at least 10 feet in width at the perimeter of each lot, consistent with fire safety regulations. Eucalyptus trees may be removed unless benefits from visual character and monarch butterfly habitat warrant further protection. Where eucalyptus trees shall be removed, replace with California native trees, retaining older, mature "landmark" eucalyptus trees where possible. .
 - b. **Limitation on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional may be authorized in compliance with the land use permit requirements of that Section, except: airfields and landing strips; farm equipment and supplies; grocery stores; restaurants; and mining.

- c. **Permit requirement - New land divisions.** All new land divisions of five or more parcels shall utilize the cluster division provisions of Section 22.22.140, and provide for locations of parcels and building sites which minimize visibility from Highway 1 and Oso Flaco Road.
- d. **Road improvements.** Road improvements shall be integrated between each tract, and shall include improvement of the existing circulation system for any adjacent tract as deemed necessary by the County.

[Amended 1982, Ord. 2096].

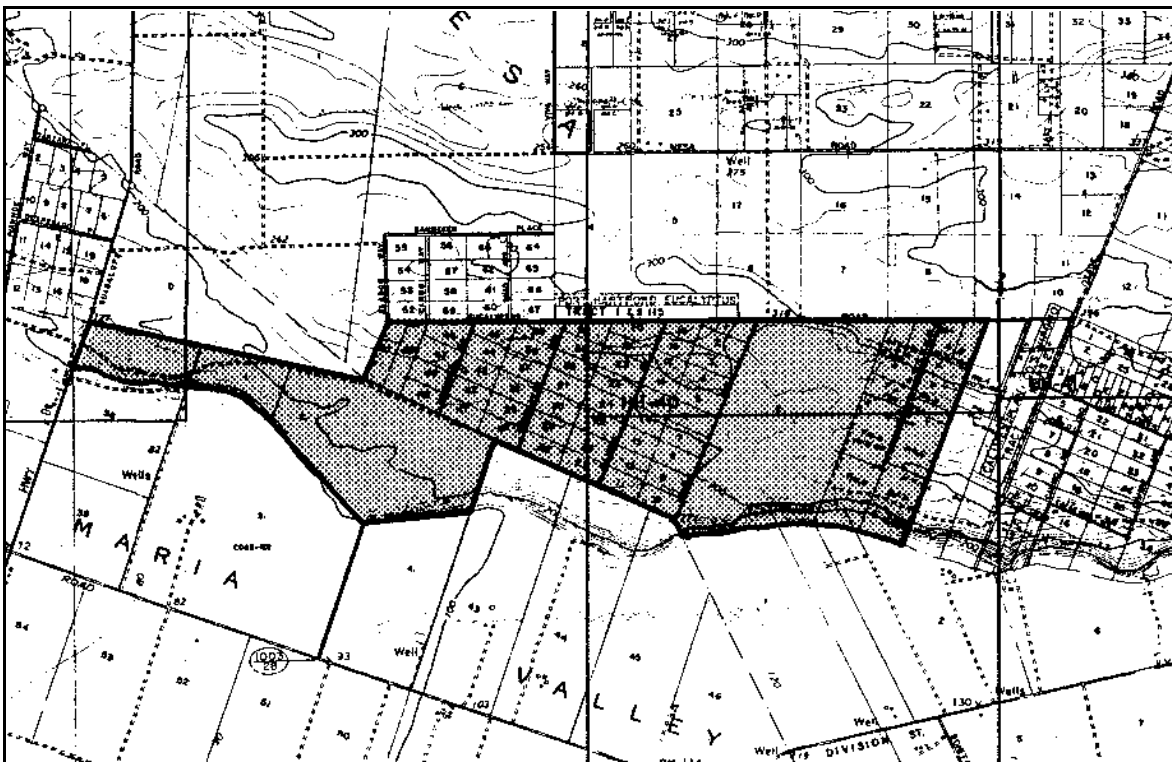


Figure 112-26 - RR - South Mesa Edge

3. **Porter Pacific Eucalyptus Tract.** The following standards apply within the Porter Pacific Eucalyptus Tract except for the replacement or reconstruction of existing water wells which are subject to Subsection F.3.h (see Figure 112-27). These standards will be considered for clarification and revision during the Black Lake Canyon General Plan amendment and environmental impact review process. As part of the General Plan amendment, an inventory of canyon resources and necessary protective measures is being prepared in the Black Lake Canyon Enhancement Plan.

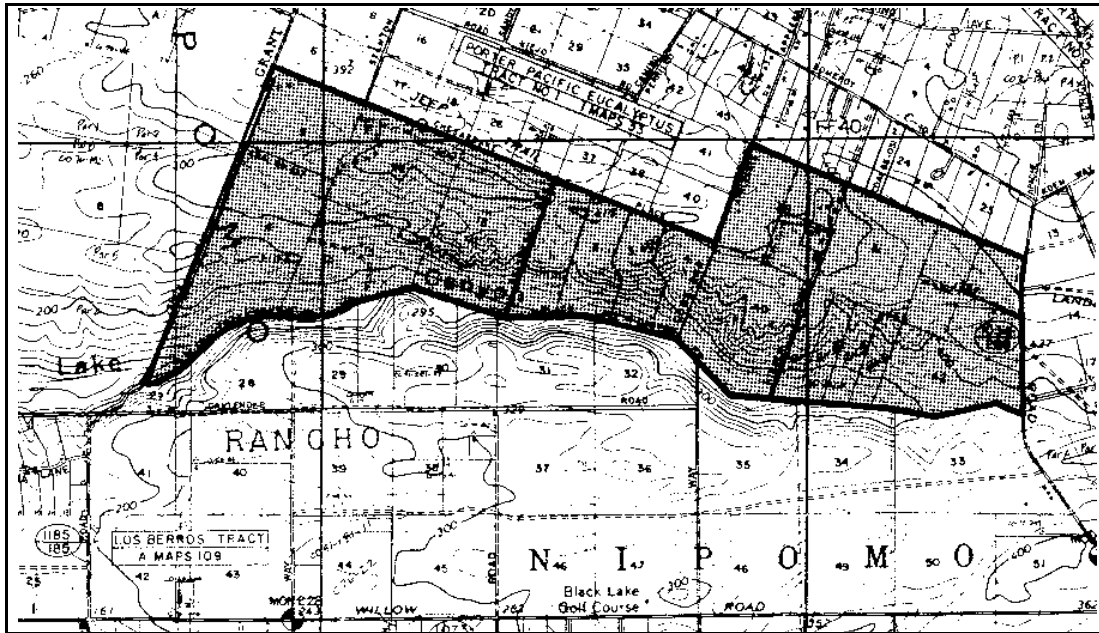


Figure 112-27 - RR - Porter Pacific Tract

- a. **Limitations on improvements.** No permanent structures, impervious surfacing, grading, removal of natural vegetation, sewage disposal systems or water wells are allowed below the canyon rim, except as provided by Subsections F.3.d through F.3.f. The Department shall determine whether proposed activities will extend below the canyon rim as individual applications are reviewed.
- b. **Setbacks.** Maintain at least a 20-foot building setback from the rim of the canyon.
- c. **Environmental review for new water well permits.** All applications to permit the drilling of new water wells (excluding the replacement or reconstruction of existing legal nonconforming wells) below the rim of the Black Lake Canyon and outside the Sensitive Resource Area Boundary shall be subject to the environmental review procedures in the County's Environmental Quality Act Guidelines, and as required by the conditions of the negative declaration (ED 81-08) for the County General Plan amendment G810519:2. The environmental review, with a completed environmental determination, shall be accomplished prior to the issuance of a well-drilling permit from the County Department of Public Health.
- d. **Location of new well sites.** New well sites shall be located a minimum 150 feet from the marsh vegetation. Access roads to the well site shall not impinge on the marsh site, and shall be located and limited in use as determined by the environmental review process.
- e. **Grading permit.** A grading permit, subject to the environmental review procedures contained in the California Environmental Quality Act and completed in compliance with Chapter 22.52, shall be required for any proposed grading activities or site disturbances that will occur below the rim of Black Lake Canyon outside of the

Sensitive Resource Area boundary, including grading for agricultural uses. The grading permit application shall include a comprehensive erosion and sedimentation control plan utilizing soil erosion prevention and protection measures as recommended by the Natural Resources Conservation Service, and provision of a wildlife corridor of native vegetation extending from the canyon rim to the canyon bottom. The location and size of the corridor shall be determined through the environmental review process. Installation of permanent or temporary structures utilized for controlling drainage may be permitted within the Sensitive Resource Area designation only if such structures are approved as part of the approved sedimentation and erosion control plan.

- f. **Rare or endangered plant species.** The provision of protective measures for rare or endangered plant species, as designated on the current, official list of the California Department of Fish and Game Commission, shall be accomplished as part of the environmental review for individual applications.
- g. **Protection of wetlands.** Properties proposed for development that contain wetlands shall develop a small diameter observation well to monitor the groundwater level in the shallow upper aquifer. Significant declines in the shallow water table attributable to the production from proposed new wells shall necessitate the implementation of protective measures by the property owner to preserve water levels within marsh areas. The details of the monitoring program shall be developed by the Office of the Environmental Coordinator at the time of the environmental review of individual water well permit applications.
- h. **Reconstruction or replacement of existing wells.** The following standards apply to the reconstruction or replacement of existing legal nonconforming wells:
 - (1) **Location of replacement well sites.** Where the existing well being replaced is within 150 feet of a marsh and/or wetland area, the replacement well shall be located no closer to the marsh or wetland than the well being replaced.
 - (2) **Permit for replacement wells.** The application for a well-drilling permit submitted to the County Department of Public Health shall include a Zoning Clearance showing the location of the well being replaced, its casing size and depth and the approximate operational capacity prior to its failure; the location of the proposed new well; the access route to the proposed drilling site, and relationship to marsh or wetland areas if they exist on the property.
 - (3) **Construction standards for replacement wells.** Replacement wells shall be "in-kind" wells; they shall not exceed the capacity of the well being replaced. The new well shall be constructed to the standards contained in the conditional negative declaration (ED 83-206) for County General Plan amendment G831019:2, on file with the Department and the Department of Public Health.

[Amended 1982, Ord 2096; 1983, Ord. 2157; 1983, Ord. 2257]

-
- This is a detailed topographic map of a portion of the Black Hills National Forest. The map features a large, irregularly shaped area of land, outlined in black, which is divided into a grid of smaller cells. Each cell is numbered, likely representing a specific land parcel or survey section. The map includes contour lines indicating elevation, with labels such as '1000', '1050', and '1150'. A road labeled 'EIGHTH' runs horizontally across the upper portion of the map. To the left, a road is labeled 'R 34W'. A creek is labeled 'Creek' and a trail is labeled 'TRAIL'. The map is oriented with North at the top, and the grid cells are numbered in a way that suggests a coordinate system. The overall appearance is that of a historical or official land survey map.

- a. **Minimum parcel size.** The maximum density and the number of residential lots allowed shall be computed on the basis of one residential lot and single-family dwelling per 10 acres of gross site area, except that 20 acres shall be used to calculate allowable density on Parcels A through D of Parcel Map CO 83-195 if the cluster division standards of this Title are not utilized for proposed land divisions.
- b. **Limitations on use.** Land uses identified by Section 22.06.030 as allowable, permitted, or conditional within the RR land use category may be authorized in compliance with the land use permit requirements of that Section, except: airfields and landing strips; farm equipment and supplies; grocery stores; organizational houses; outdoor sports and recreation; restaurants; rural recreation and camping; schools - pre to secondary; mining.

- c. **Residential density.** The maximum allowable residential density is one dwelling unit and one caretaker's residence or secondary dwelling per parcel, with caretaker's residences and secondary dwellings subject to Minor Use Permit approval, except that the maximum allowable residential density for Parcels A through D of Parcel Map CO 83-195 shall be one dwelling only per parcel if the cluster division standards of this Title are utilized for proposed land divisions.
- d. **Site planning - new land divisions.** Building sites and driveways shall be sited in order to reduce topographic alteration of the site and minimize visual impacts to surrounding properties. Common driveways shall be encouraged. Designation of building sites and driveways shall be required as part of subdivision and parcel map approvals.

[Amended 1986, Ord. 2289]

- 5. **Sheehy Ranch - Building sites.** All buildings on the Sheehy Ranch (Parcel A of CO 78-71 and Parcels A through D of CO 80-07, shown in Figure 112-29) shall be located in building sites as designated in Parcel Map CO 80-07 and on land unused or unusable for cropland on Parcel A of CO 78-71. [Amended 1983, Ord. 2122]

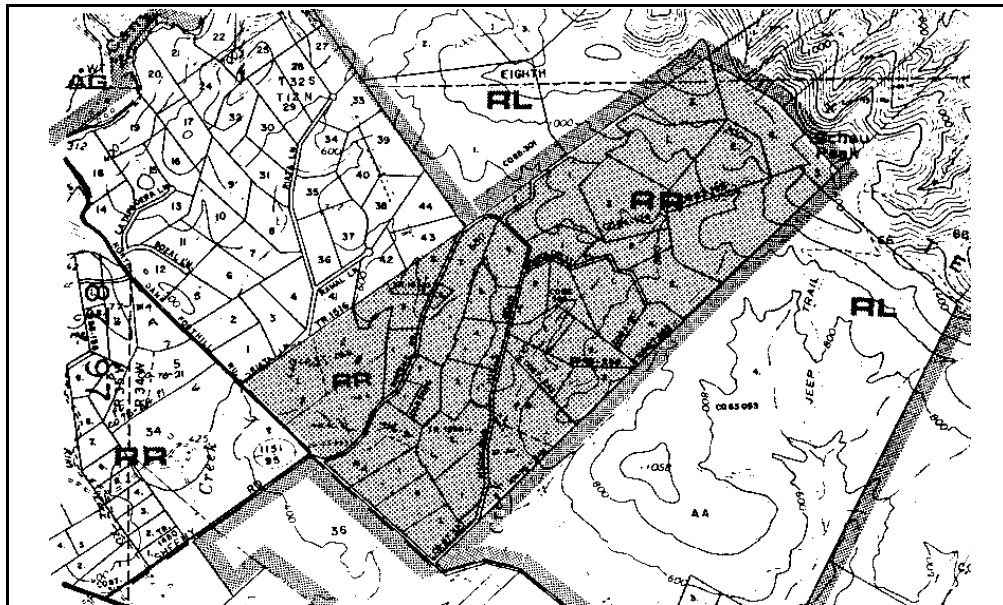


Figure 112-29 - RR - Sheehy Ranch

6. **Tract No. 49 - Tree buffer.** Retain the existing rows of eucalyptus trees along the northerly and southerly boundaries of Tract No. 49 (see Figure 112-30).

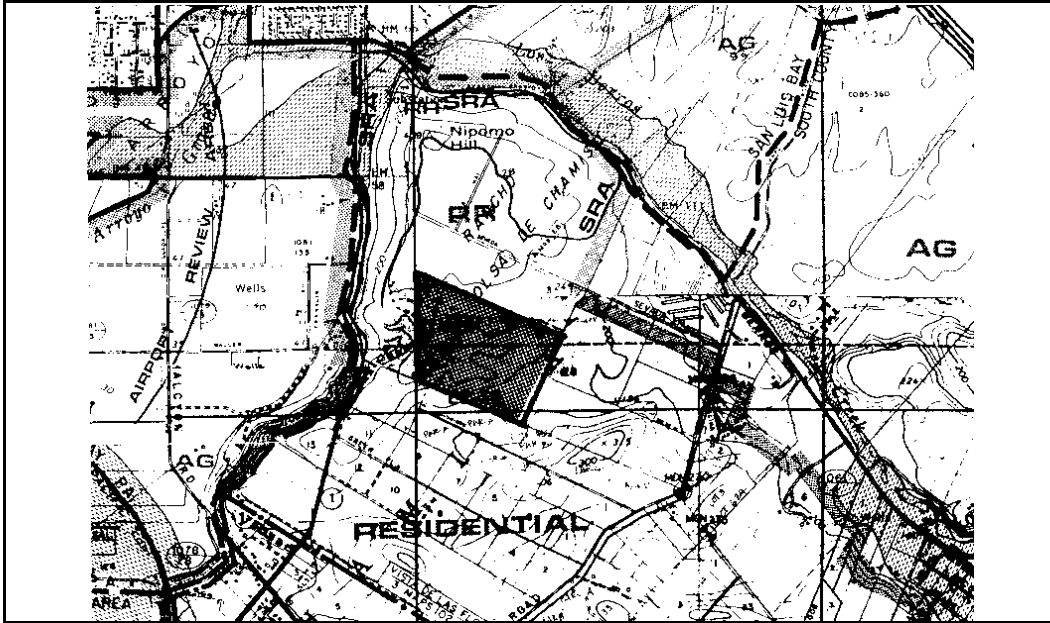


Figure 112-30 - RR - Tract 49

7. **Zenon Way area - Control of erosion affecting Black Lake Canyon.** Development proposed on properties created by parcel map CO 76-196, located west of Zenon Way and bordered on the south by Black Lake Canyon (see Figure 112-31), shall utilize one of the following techniques to minimize any erosion impacts on the Black Lake Canyon sensitive resource area that might result from new development:
- Cluster development north of the crest of the major dune ridge that forms the boundary of the canyon drainage area (see Figure 6 of the final EIR for General Plan Amendment G830513:1, Mesa Property Owners Association); or
 - If development is proposed south of the dune ridge, prepare a drainage and erosion control plan in compliance with Chapter 22.52, and to include at least the collection of concentrated runoff in non-erosion devices for conveyance to the bottom of the canyon with energy dissipators provided at the outlets in the canyon bottom.

These standards will be considered for clarification and revision during the Black Lake Canyon General Plan amendment and environmental impact review process. As part of the General Plan amendment, an inventory of canyon resources and necessary protective measures is being prepared in the Black Lake Canyon Enhancement Plan.

[Amended 1985, Ord. 2215]



Figure 112-31 - RR - Zenon Way Area

8. **Canada Ranch property - Specific Plan requirement.** A Specific Plan shall be prepared for the Canada Ranch property shown in Figure 112-32 under the guidance of the County upon the application and funding by the property owner(s) prior to the approval of land division applications, although a clustered land division proposed in compliance with the Residential Rural category, Section 22.22.140, and other applicable provisions of this Title, may be approved without Specific Plan preparation. The Specific Plan shall be prepared in compliance with Government Code Section 65450 to plan for the following:

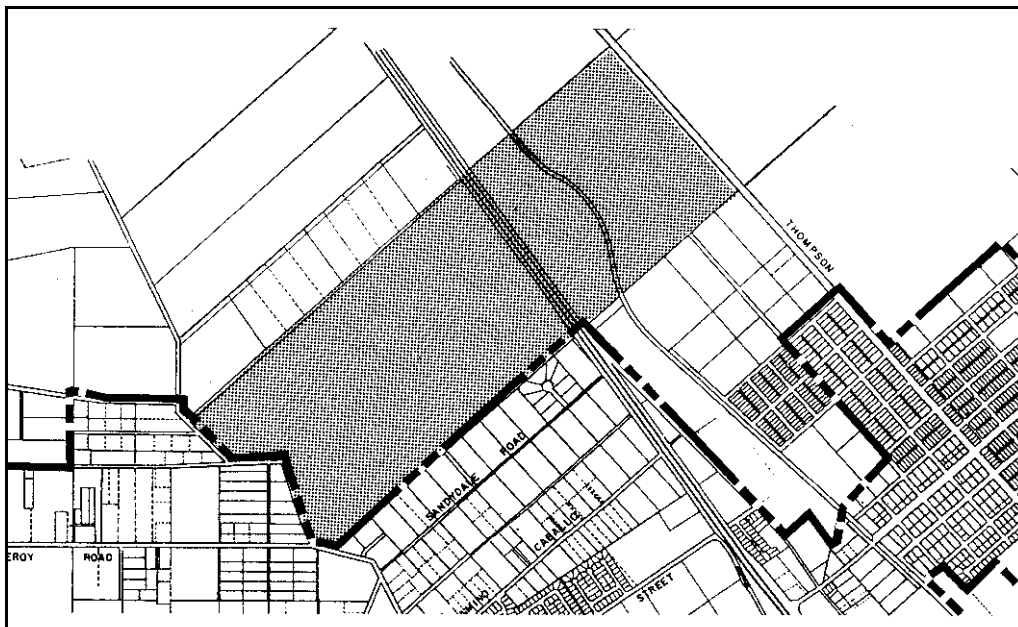


Figure 112-32 - RR - Canada Ranch Property

- a. **Types of uses.** The concept of a Specific Plan is for uses in the following priority for acreage, scale and intensity:
 - (1) Open space uses within the oak woodlands;
 - (2) Industrial park(s) that will generate "basic" employment for the Nipomo and south county area;
 - (3) Commercial service parks that do not conflict with downtown and community shopping commercial uses within Nipomo;
 - (4) Retail uses to serve the daily shopping needs of employees and residents of the site in compliance with purpose and character statements for neighborhood shopping areas in Framework for Planning - Inland Area;
 - (5) Commercial retail uses that are in compliance with purpose and character statements in Framework for Planning - Inland Area for highway-oriented retail;
 - (6) Residential areas to contain a mix of housing unit types, a portion of which should be affordable to average employee incomes on the site, timing to be concurrent with or following establishment and operation of non-residential uses, the timing to be determined by a market feasibility study.
 - b. **Oak habitat preservation.** Designation of the existing oak forest habitat for open space preservation, where limited recreational and open space uses may be allowed.
 - c. **Pedestrian-oriented site planning.** Location of workplaces, shopping, services, civic buildings and residences in close proximity to each other to facilitate walking and alternative transportation to the private vehicle.
 - d. **Architecture and landscaping.** Guidelines for architecture and landscaping that respond to the rural character of the area.
 - e. **Resource, facility and services needs.** Extent of necessary public, or private where applicable, needs including, but not limited to, safety, health, waste management and water supply.
9. **Summit Station Road area - Development standards with community water service.** The following standards apply to the Summit Station Road area as shown in Figure 112-33. The land owners may elect or choose to establish a community water service system within the boundaries of the Summit Station Road area shown in Figure 112-32. If community water service provided by a public agency is established within this area, then the following standards apply to all properties within the service area boundaries:

- a. **Agency approval.** Prior to establishment of water service, the purveyor shall obtain approval from all appropriate agencies in order to provide water service within Summit Station Road area and to install the necessary improvements.
- b. **Area boundaries.** There shall be no change to the Summit Station Road area boundaries shown in Figure 112-32 that will result in an expansion of the boundary area or that increases the number of parcels that may be served without an amendment to this Title for that purpose.

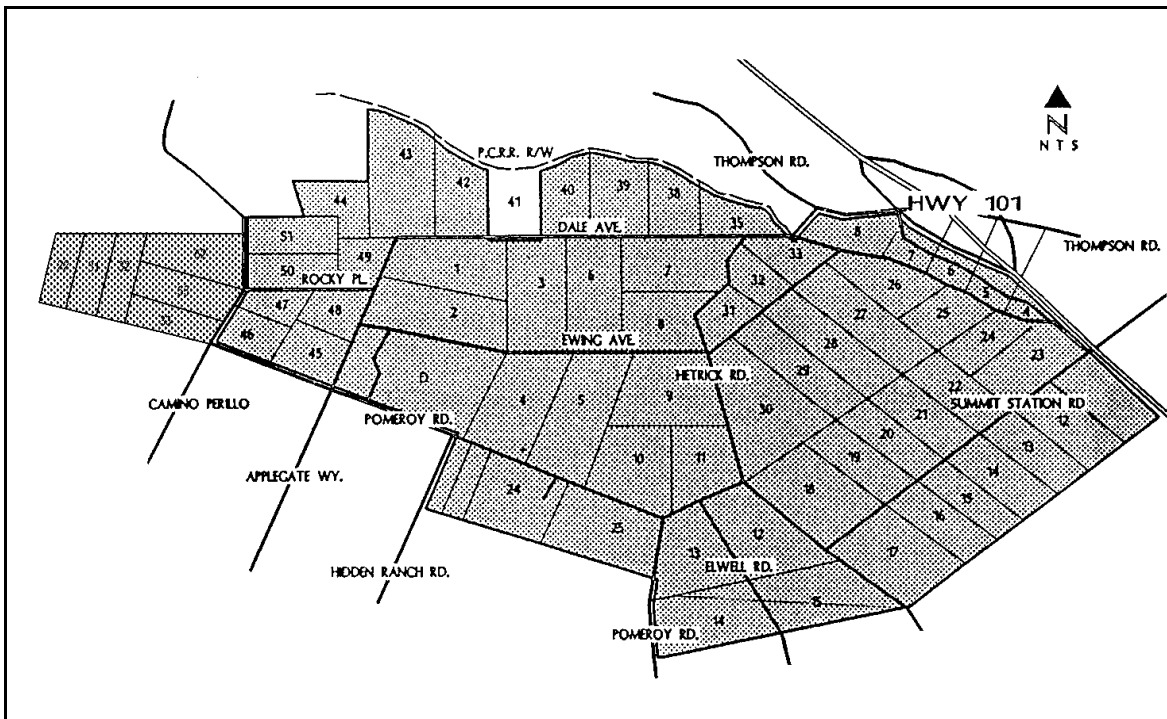


Figure 112-33 - RR - Summit Station Road

- c. **Subdivision.** In recognition of the intent to provide community water service to a rural area experiencing a severe groundwater hardship, and to assure that the benefit of community water will be enjoyed by all of the existing parcels within the service area, no applications shall be approved for subdivision of any existing parcels or the creation of new parcels.
- d. **Residential density.** The maximum allowable residential density is one dwelling unit per parcel.
- e. **Community services.** No urban level community services except for community water service shall be provided within the Summit Station Road area.

- f. **Archaeological resources.** At the time of construction permit application, the applicant shall provide an archaeological surface survey, conducted by a qualified archaeologist approved by the Environmental Coordinator for all ground disturbing activities (e.g., roads, driveways, residences). If any resources are found by the archaeologist, the following process shall be used to minimize impacts:
- (1) Development shall be relocated so no building and grading activities will occur within the identified archaeologically sensitive area(s).
 - (2) If the applicant can satisfactorily show to the County that construction cannot avoid identified archaeological resources, the applicant shall implement the recommendations of the archaeologist as determined appropriate by the Environmental Coordinator.
- g. **Botanical resources.** At the time of construction permit application, the applicant shall provide a botanical report, prepared by a qualified botanist approved by the Environmental Coordinator, which identifies and locates all oak trees and any other sensitive vegetation within 50 feet of the project limits. If any sensitive vegetation is identified by the botanist, the following process shall be used to minimize impacts:
- (1) Where possible, development shall be relocated so no building and grading activities will occur within the identified sensitive area(s).
 - (2) If the applicant can satisfactorily show to the County (ECO) that construction cannot avoid identified sensitive resources, the applicant shall abide by the botanist's recommendations, as well as the following:
 - (a) Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees/sensitive vegetation shall be removed and which shall remain.
 - (b) Replace all oak trees removed in accordance to the Environmental Coordinator's policy in place at the time of construction.
 - (c) Prior to removal of any other sensitive vegetation, the applicant shall retain an individual qualified in native vegetation (i.e., native plant nurseryman) to determine if the plant to be removed can be transplanted. If not, either a seed collection or several cuttings per plant removed shall be completed, then propagated at a native plant nursery, and finally replanted on-site (at least two successfully propagated individuals per plant removed).
- h. **Drainage.** Unless otherwise specified by the County Public Works Department, all drainage from future development shall be retained on-site.
- i. **Fire Safety.** Prior to occupancy of any new residence, acceptable fire water flows, as specified by an approved fire safety plan, must be provided.

[Added 1993, Ord. 2614; Amended 2002, Ord. 2968]

10. **Los Berros Road property.** The following standards apply to the property on Los Berros Road (see Figure 112-34).

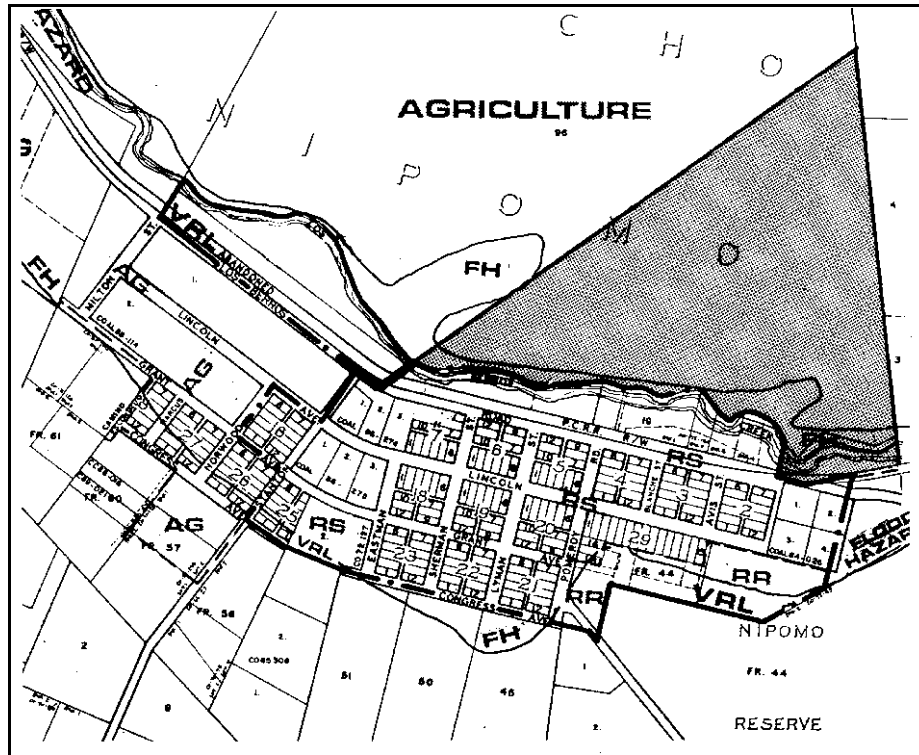


Figure 112-34 - RR - Los Berros Road Property

- a. **Subdivision requirement.** Land divisions shall be clustered in compliance with Section 22.22.140. The residential parcels shall be located to avoid significant potential impacts on agricultural use of the prime Class II soils and on the riparian habitat of Los Berros Creek.
- b. **Density limitation.** The number of parcels shall be based on no more than one parcel per 10 acres.
- c. **Water supply.** At the time of Conditional Use Permit application for the residential subdivision, a detailed hydro-geologic analysis shall be completed. The analysis shall be prepared such that long-term water availability is determined to be adequate for the residential subdivision and agricultural use of the property. The data used in the analysis shall provide for conclusions with a high degree of certainty, and shall be based on 1) monitoring over a certain period (as recommended by the hydro-geologist), 2) recent, detailed existing information on water availability, or 3) a combination of these two.

11. **Green Canyon Property.** The following standards apply only to land shown in Figure 112-35 south of Woodhaven Way.

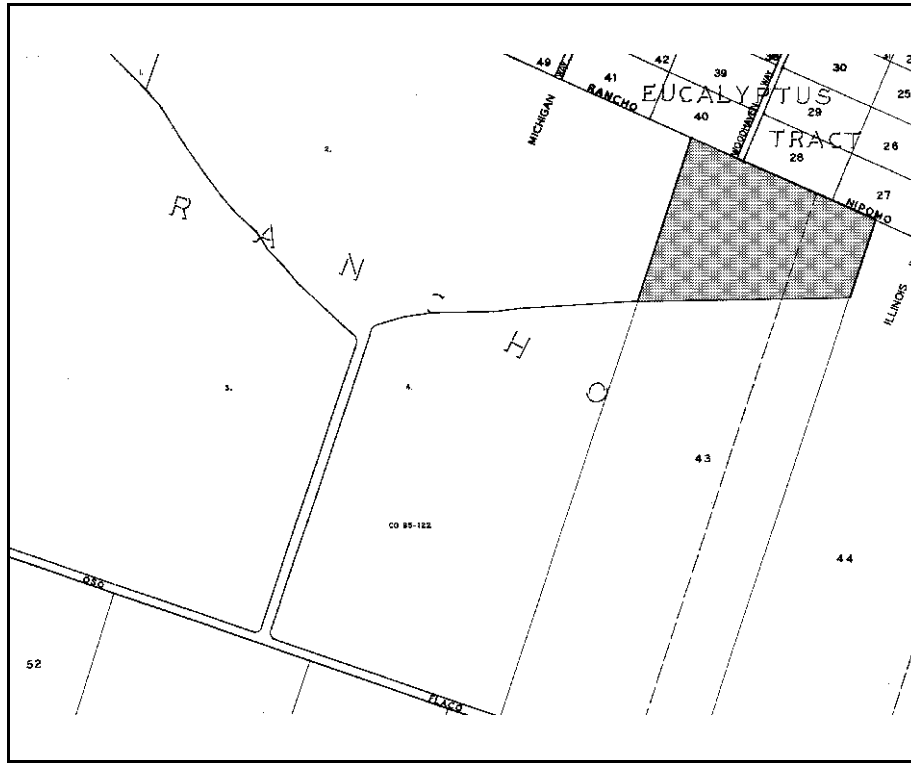


Figure: 112-35 RR - Green Canyon Property

- a. **Biological Resources.** To protect maritime chaparral and coastal dune scrub habitats, the following measures shall be followed for all development:
- (1) No vegetation clearance shall occur until such time as specific development is proposed. At that time, all efforts will be made to preserve the existing chaparral and coastal scrub habitats. Prior to any vegetation removal a botanical report shall be prepared for all areas proposed for disturbance. In the event sensitive plant species or habitats are encountered, appropriate measures (e.g., avoidance, on-site reestablishment, off-site acquisition, etc.) shall be completed to reduce impacts to less than significant levels.
 - (2) All future landscaping shall be of native plants compatible with existing chaparral and coastal scrub habitats.
 - (3) Equestrian activity shall be limited to the on-site trail.
 - (4) All underground utilities shall be either immediately adjacent to or within all access driveways.

- (5) No grazing animals shall be allowed.
- (6) No vegetation shall be removed below the edge of the bluff top.
- b. Drainage, Sedimentation and Erosion Control.** To avoid potential bluff face impacts, the following measures shall be required for all new development:
 - (1) All drainage from future development, including the multi-use trail, shall be retained on site and directed away from the bluff face;
 - (2) No grading or ground disturbance shall be allowed below the top edge of bluff;
 - (3) All grading or ground disturbance shall adhere to the “Black Lake Canyon/ Nipomo Bluff Grading & Vegetation Removal Guidelines”.
- c. Rural Character.** To maintain a rural character, new development shall adhere to the following guidelines:
 - (1) Sufficient native landscaping will be used or use of existing topography to accomplish an 80 percent screening of new development, as seen from Highway 1 and Oso Flaco Road;
 - (2) All night lighting shall be directed down and into the development with no direct light visible from surrounding public roads;
 - (3) Cluster subdivisions are not allowed
- d. Cultural Resources.** Prior to any ground disturbance:
 - (1) An archaeological surface survey shall be prepared for areas where disturbance is proposed (including any disturbance needed for off-site improvements). In the event sensitive areas are encountered, any necessary additional work shall be performed and all feasible measures (e.g., avoidance, redesign, clustering, etc.) shall be incorporated into the ground disturbing activities to minimize impacts to the greatest extent possible.
- e. Multi-Use Trail.** As a part of any future land division or discretionary development, in consultation with the County Parks Division, an easement for an equestrian and hiking trail shall be offered across a portion of the property (above the bluff top edge), which considers the following elements: provides a connection to existing bluff top trail and/or dedicated trail easement, avoids drainage and erosion impacts to bluff face, and minimizes impacts to existing native vegetation and archaeological resources.

[Amended 2002, Ord 2968]

H. Residential Suburban (RS) - Hutton Road area. The following standards apply only to the area within the Residential Suburban land use category west of Hutton Road (see Figure 112-36).

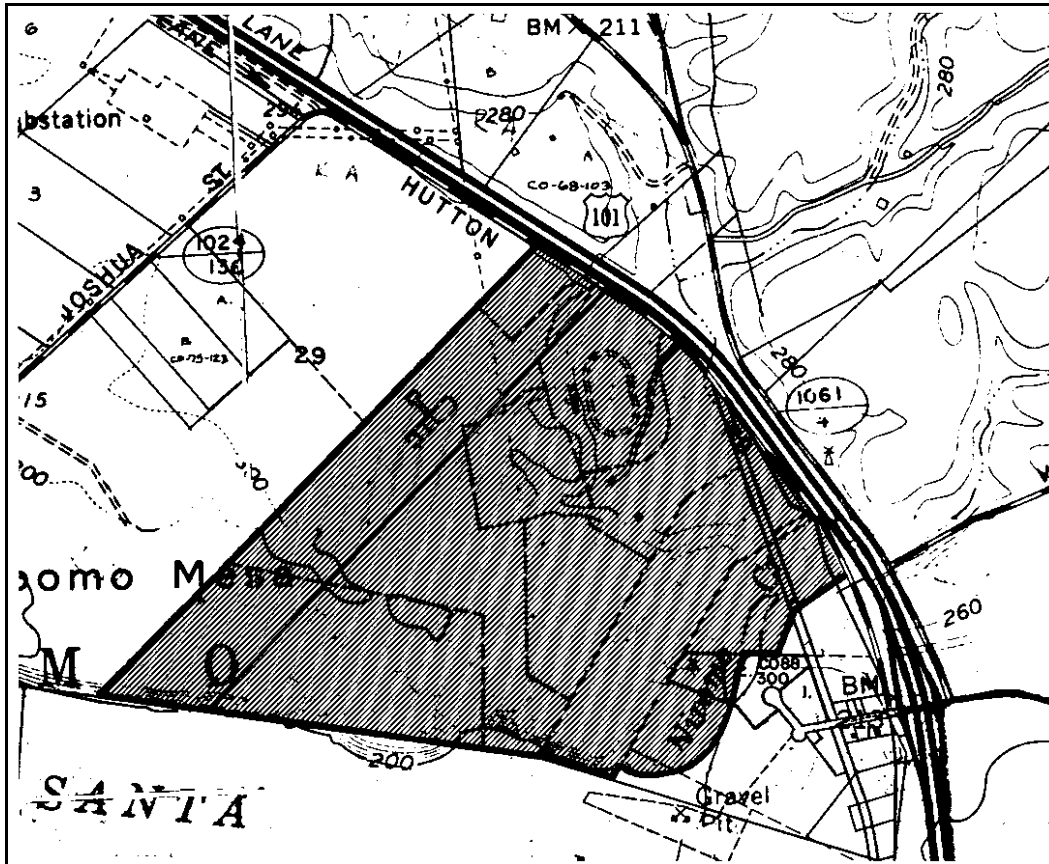


Figure 112-36 - RS - Hutton Road Area

1. **Limitation on use.** Land uses identified Section 22.06.030 as allowable, permitted, or conditional uses within the RS land use category may be authorized in compliance with the land use permit requirements of that Section, except: child day care; grocery stores; schools - elementary and secondary; nursing and personal care; and restaurants.
2. **Permit requirement.** Conditional Use Permit approval is required prior to any further division of these properties.
3. **Site planning.** Proposed projects shall be planned in compliance with the provisions of Section 22.22.140 for cluster development.
4. **Location criteria - Residential uses.** Residential uses are not permitted in the area used for row crops lying south of the existing race track, west of Hutton Road.
5. **Storm water run-off.** Storm water run-off caused from man-made impervious surfacing or from grading that alters the natural landscape shall be retained on-site.

6. **Minimum floor elevation.** All buildings must be constructed to have a minimum floor elevation of 209 feet above mean sea level.
7. **Nipomo Creek restoration.** Where determined necessary, provide plantings, fencing and other appropriate construction to restore the Nipomo Creek riparian habitat.

H. Rural Lands (RL). The following standards apply within the Rural Lands land use category.

1. **Upper Los Berros Canyon and Temettate Ridge - Limitation on use.** All uses identified by Section 22.06.030 as allowable, permitted, or conditional within the RL land use category may be authorized subject to the land use permit requirements of that Section in the area of Upper Los Berros Canyon and Temettate Ridge (see Figure 112-37) except: farm equipment and supplies; off-road vehicle courses; recycling and scrap; correctional institutions; waste disposal sites; airfields and landing strips. [Amended 1983, Ord. 2122]

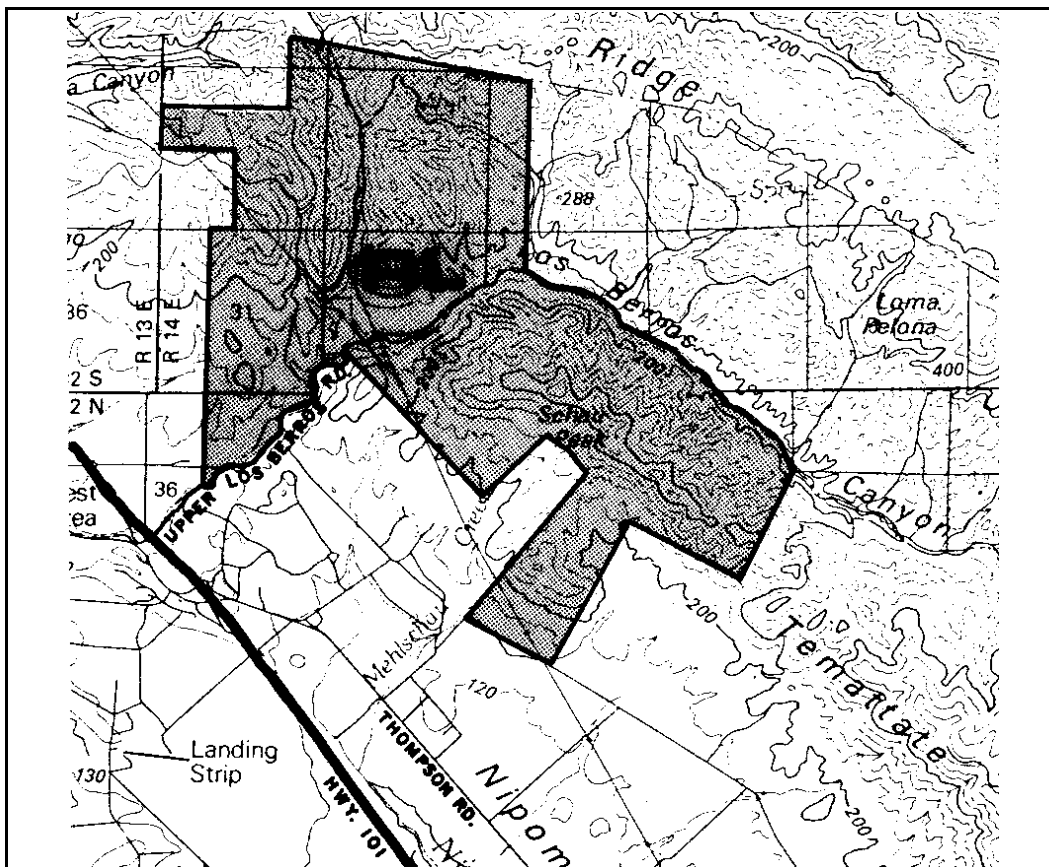


Figure 112-37 - RL - Upper Los Berros Canyon and Temettate Ridge

2. **Southland Street Specific Plan Area.** The following standards apply only to land shown in Figure 112-38 for the purpose of planning an industrial park, shown.
- a. **Specific Plan requirement.** Specific Plan(s) shall be prepared under the guidance of the County prior to the approval of land division applications, except that a clustered land division that is proposed in compliance with the Rural Lands category, Section 22.22.140, and other and applicable Sections of this Title, may be approved without Specific Plan preparation. Adjacent properties within the Residential Suburban category may participate in the Specific Plan to transfer their development entitlement to the larger Specific Plan area near the interchange. The Specific Plan(s) shall be prepared in compliance with Government Code Section 65450 to plan for the development as described in following Subsections H.2.b through H.2.e.
 - b. **Types of uses.** West of Highway 101, light industrial uses such as small-scale manufacturing or electronics assembly, business support and services, research and development, incidental public facility, retail and personal service uses to serve on-site emergency and employee are encouraged within a scale for adequate circulation. East of Highway 101, visitor-serving uses that are listed in Chapter 7 of Framework for Planning for the Commercial Retail category, and uses that are allowable in the Recreation category.

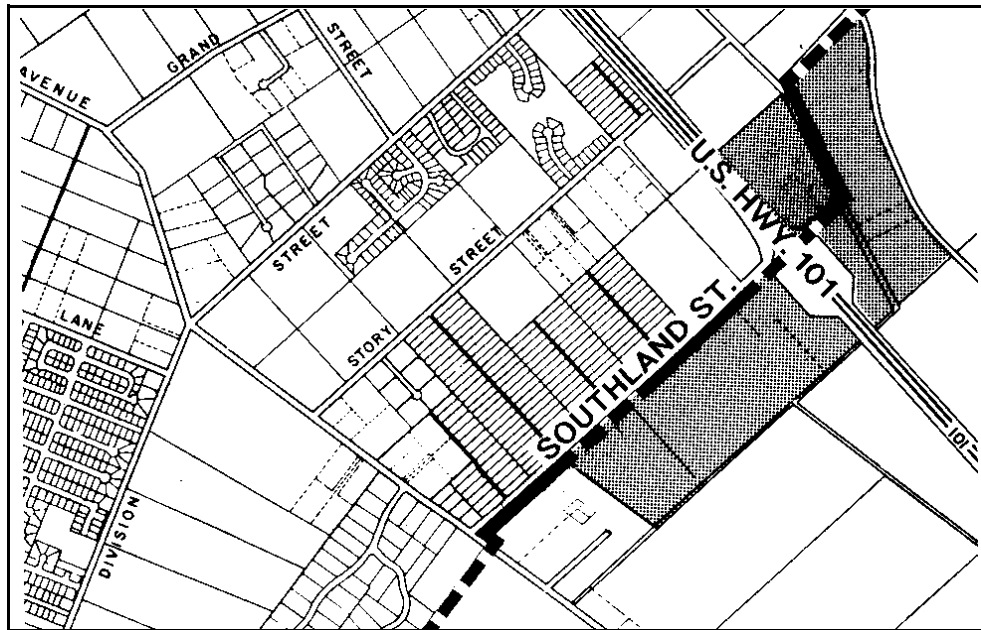


Figure 112-38 - RL - Southland Street Industrial Park

- c. **Pedestrian-oriented site planning.** Location of workplaces, convenience shopping, services, public buildings, parks and plazas in close proximity to each other and streets in order to facilitate walking and alternative transportation.
- d. **Architecture and landscaping.** Guidelines for architecture and landscaping that respond to the character of the area and provide a consistent quality of architecture and site planning.
- e. **Resource, facility and services needs.** Extent of necessary public, or private where applicable, services including, but not limited to, safety, health, waste management and water supply.

22.112.050 - Black Lake Village Area Standards

The 1983 Black Lake Specific Plan as amended is hereby incorporated into this Title as though it were fully set forth here. All development within the Black Lake Specific Plan Area (see Figure 112-39) shall comply with the adopted Specific Plan. In the event of any conflict between the provisions this Section and the Specific Plan, the Specific Plan shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan shall occur only after appropriate amendment of the Specific Plan.

[Amended 1984, Ord. 2190; 1988, Ord. 2830]

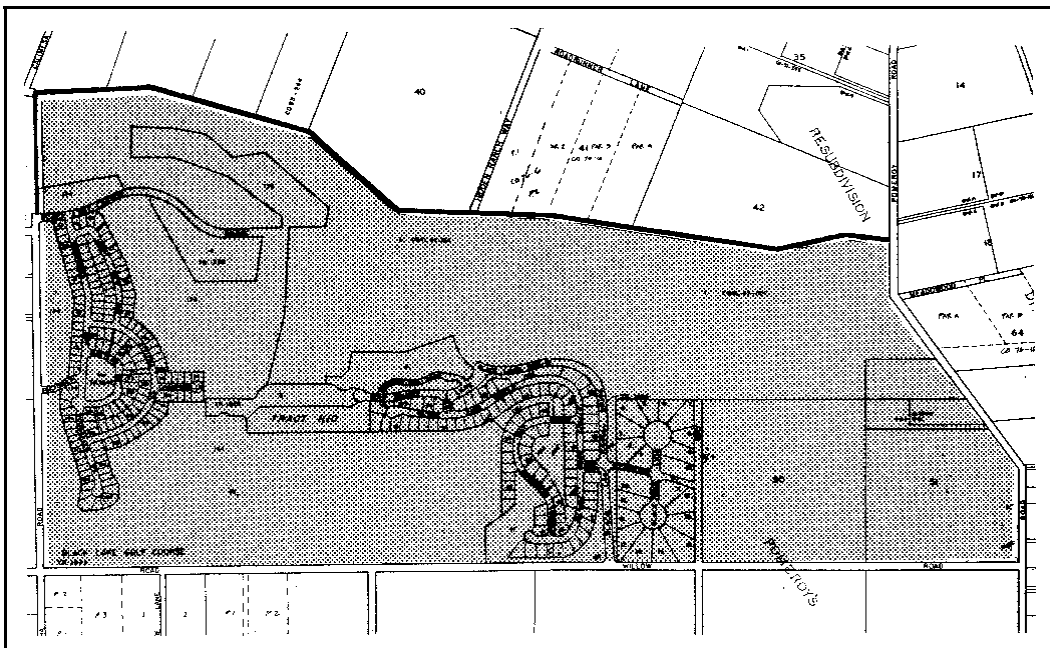


Figure 112-39 - Black Lake Specific Plan Area

22.112.060 - Callender-Garrett Village Area Standards

A. Community-wide standards. The following standards apply to all portions of the Callender-Garrett village area outside of the Coastal Zone.

1. **Access to Highway 1.** Land divisions and developments proposed adjacent to Highway 1 shall be designed to not have direct access to the highway, unless an alternative road access cannot be designed.
2. **Setback from Highway 1.** The building setback for properties adjacent to Highway 1 shall be a minimum of 50 feet. Retain a buffer of trees adjacent to the highway right-of-way. Eucalyptus may be removed unless benefits from visual character and monarch butterfly habitat warrant further protection. Where eucalyptus are removed, replace with native trees, retaining older, mature "landmark" eucalyptus where possible.

B. Industrial (IND) - North of Highway 1. The following standards apply to the area in the Industrial land use category north of Highway 1, shown in Figure 112-40.

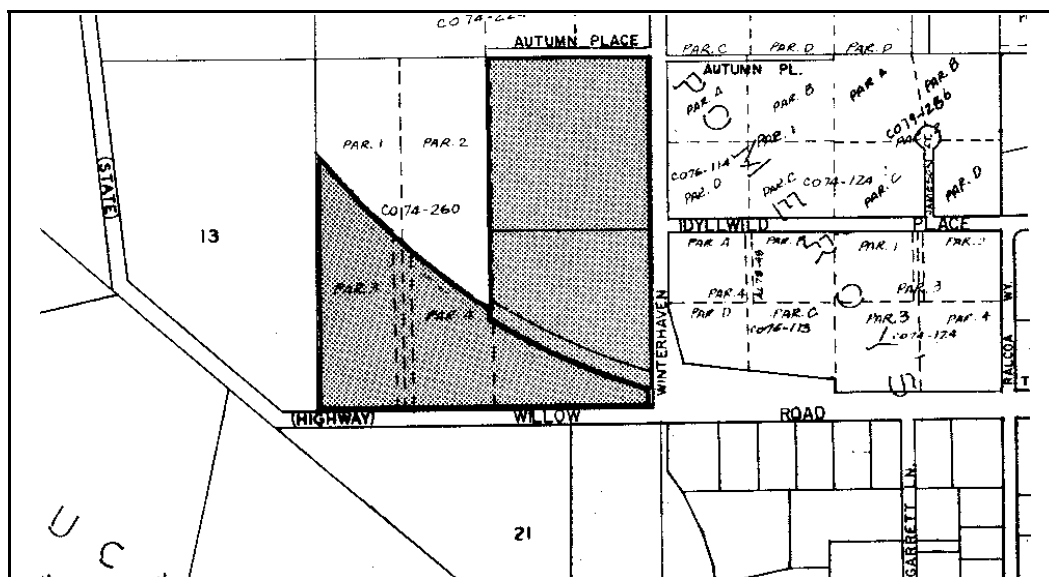


Figure 112-40 - IND - North of Highway 1

1. **Permit requirement.** Minor Use Permit approval is required for all new construction unless a Conditional Use Permit is otherwise required by this Title.
2. **Site planning.** Design sites for an "industrial-park" appearance, with an interior circulation system linking parcels, complementary building design, community water supply and sewage disposal facilities.

3. **Limitation on use.** All uses identified by Section 22.06.030 as allowable, permitted, or conditional within the RR land use category may be authorized subject to the land use permit requirements of that Section except: chemical products; metal industries-primary; petroleum refining and related industries; plastics and rubber products.
- C. **Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
1. **Minimum parcel size.** Except as noted below, the minimum parcel size for new land divisions is 2.5 acres, unless a larger minimum parcel size is otherwise required by Chapter 22.22. For properties shown in Figure 112-41, the minimum parcel size is established by Chapter 22.22.
 2. **Subdivision design - New land divisions for properties larger than 10 acres.** Include a conceptual design of the ultimate breakdown of the property with coordinated circulation to other properties, to demonstrate the feasibility of further land division.
 3. **Setbacks.** Residences proposed on lots adjacent to the Industrial category shall be located at least 50 feet from the Industrial category boundary, to provide a buffer area from industrial uses. Accessory structures may be located within this setback area.

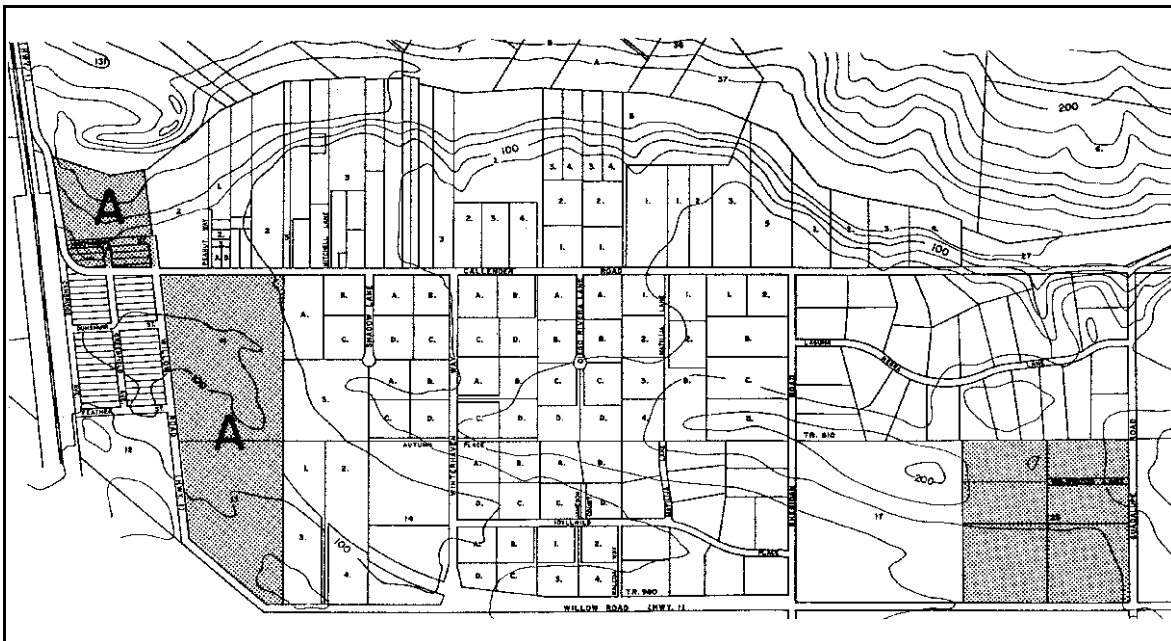


Figure 112-41 - RS - One-Acre Minimum Parcel Size

4. **Land division requirements.** Any proposed subdivision of land shown in area "A" in Figure 112-41 shall be accomplished through a resubdivision of up to 88 parcels presently with certificates of compliance that exist within the same ownership, representing the owner's existing entitlements. The resubdivision shall utilize the cluster division criteria of Section 22.22.140 pertaining to parcel size and open area requirements. The following shall be achieved through the resubdivision:
- a. **Circulation.** The design of new residential parcels shall not allow direct access to Highway 1. Access to Highway 1 shall be gained through use of Callender Road and/or a new street access along the southwesterly portion of the property.
 - b. **Open space.** The open space allocation requirement shall be located for the following purposes, at a minimum:
 - (1) Along the southerly portion of the property for community park purposes.
 - (2) Dedication of the Black Lake Sensitive Resource Area at the northerly end of the property.
 - (3) A pedestrian/equestrian path system.
 - (4) A visual buffer area between the adjacent residential and industrial areas and the cluster division.

22.112.070 - Los Berros Village Area Standards

The following standards apply within the Los Berros village area to the land use categories or specific areas listed.

- A. Community-wide standards - Water supply.** When a village-wide water system is constructed, all users shall connect to the system; individual wells shall be used for non-domestic purposes only.
- B. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
 - 1. Minimum building site required.** The minimum building site for any structure on properties located south of Los Berros Road is one acre.
 - 2. Limitation on use.** All uses identified by Section 22.06.030 as allowable, permitted, or conditional in the RS land use category may be authorized subject to the land use permit requirements of that Section, except rural recreation and camping, and nursing and personal care.

22.112.080 - Nipomo Urban Area Standards

The following standards apply within the Nipomo urban area to the land use categories or specific areas listed.

A. Community-wide standards. The following standards apply to all land use categories within the Nipomo urban reserve line.

1. **Connection to community sewers.** New parcels within the Nipomo Urban Services Line shall be designed to provide for future connection to the community sewage system, except for the areas shown in Figure 112-56 - low density residential areas.
2. **Right-of-way requirements for residential categories.** On all streets outside the central business district, an offer of dedication shall be made for parcels adjacent to public streets at the time of subdivision or new development, for a minimum 8-foot parkway between the curb and sidewalk, unless adequate right-of-way exists, as illustrated in Figure 112-42. The area of dedication may be included in the net acreage calculation of allowable density. Landscaping improvements shall be provided and include a minimum of one street tree per 50 feet frontage and lawn or low-maintenance plants.

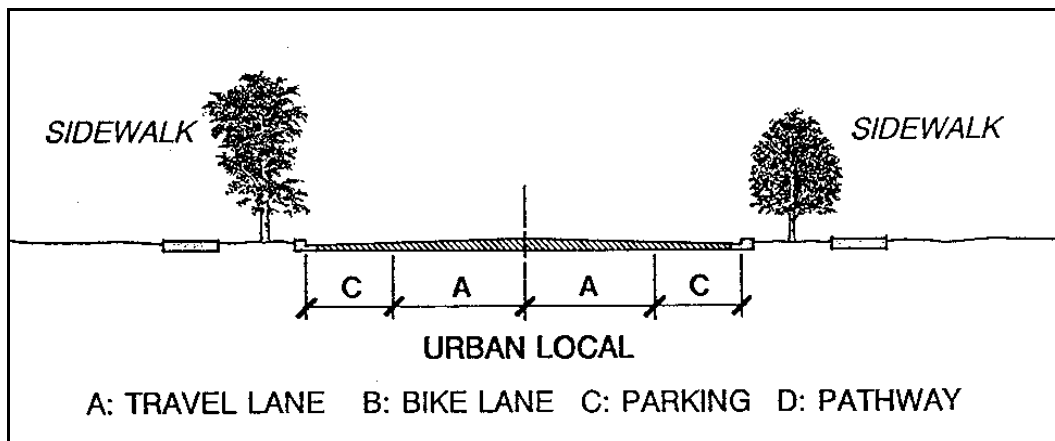


Figure 112-42: Street Edge Illustration

3. **Plan Line for Tefft Street.** Building setbacks shall be measured from the 100-foot-wide plan line for Tefft Street between Pomeroy Road and Sparks Avenue, as shown in Figure 112-43.

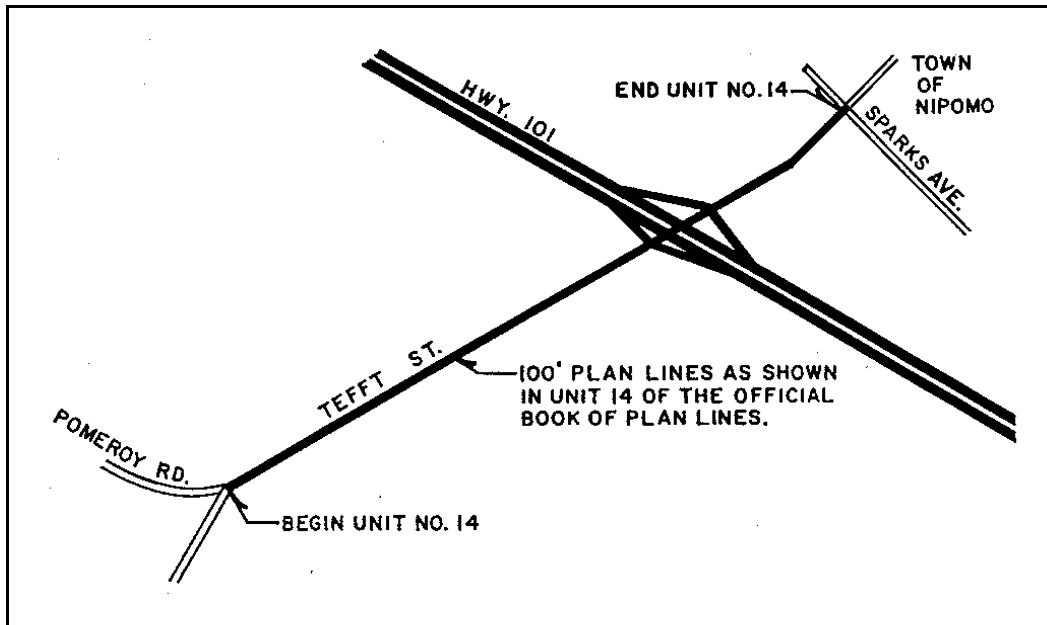


Figure 112-43 - Plan Line for Tefft Street

4. **Nipomo lowland areas - Drainage plan requirement.** All land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval in compliance with Chapter 22.52 if the project is located within the area shown on Figure 112-44, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.
5. **Creek preservation - Nipomo Creek.** Retain Nipomo Creek in an open condition within 50 feet of the floodway and incorporate it into site development with landscaping that is compatible with riparian habitat (as recommended by the Department of Fish and Game) as well as compatible with County drainage requirements. All other development, including pedestrian seating and pathways, must be at least 50 feet away from the floodway for Nipomo Creek. Within the central business district (CBD), this provision shall remain in effect until such time that this issue is further evaluated, defined and approved through the Nipomo CBD Design Plan.

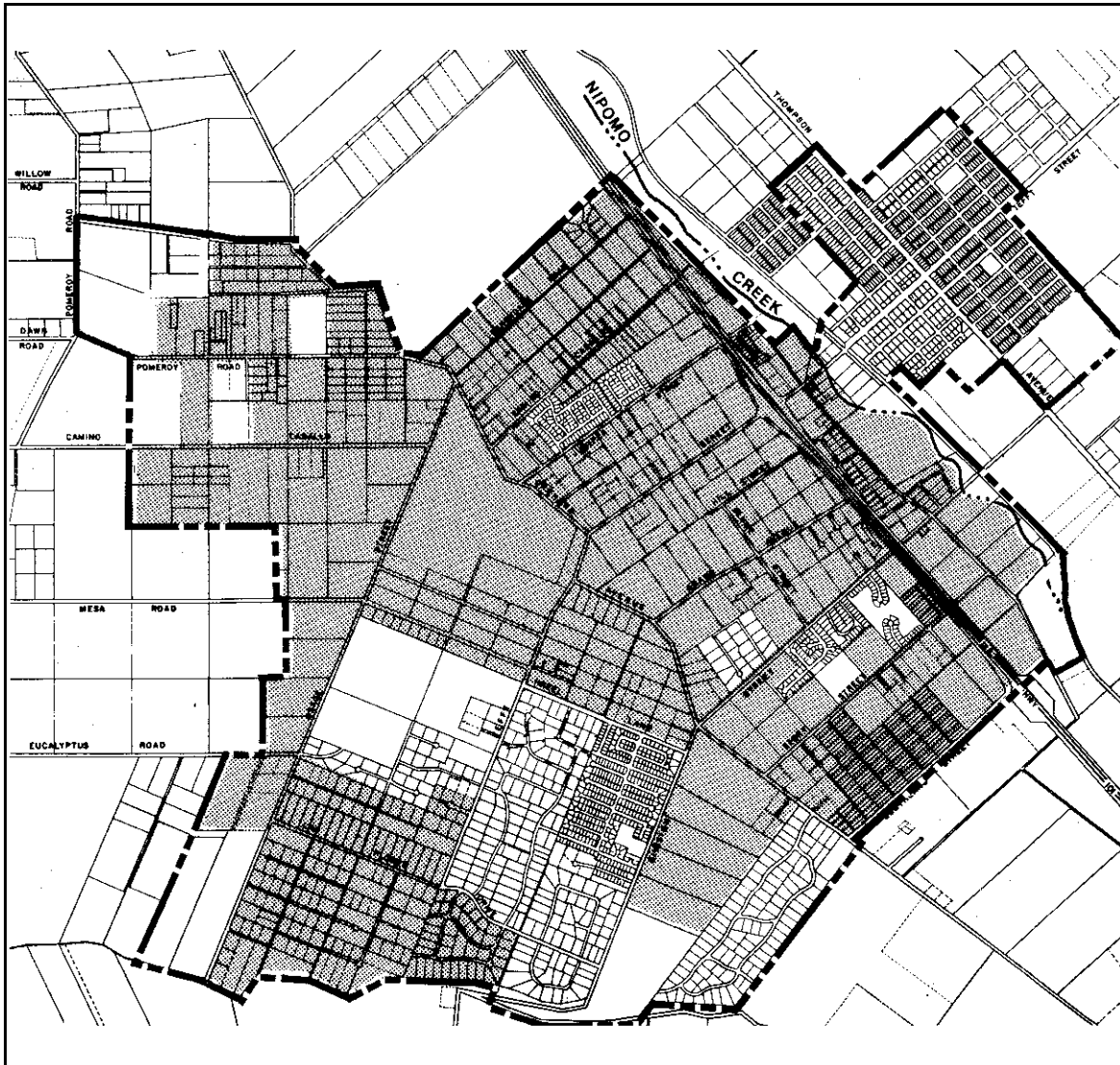


Figure 112-44 - Nipomo Drainage Plan Requirements

- B. Agriculture (AG) - Agricultural preserve status.** When the present agricultural preserve contract is terminated on the land within the Nipomo urban reserve line in the Agriculture land use category, the property owner shall initiate a request to amend the Land Use Element in order to determine the appropriate land use category to be placed on the property.

C. Commercial Retail (CR). The following standards apply within the Commercial Retail land use category.

1. Central Business District (CBD). The following standards apply within the Central Business District (CBD) area shown in Figure 112-45, to achieve an intensive, compact and pedestrian-oriented commercial development pattern. The CBD is divided into areas situated both east and west of Highway 101.

- a. Compliance with design and circulation plan required.** All land use permit and land division applications (located on the “east side” as delineated in Figure 112-45) shall be in conformity and compliance with the Olde Towne Nipomo Design and Circulation Plan dated October 28, 1998, which was adopted by the Board in Resolution No. 2865 and is on file in the Office of the Clerk of the Board of Supervisors, and which is hereby incorporated into this Title by reference as though fully set forth here.

Applicants and the general public are encouraged to read the Olde Towne Nipomo Design and Circulation Plan. The guidelines in the Plan are intended to provide for interpretation and flexibility in designing a project. [Amended 1999, Ord. 2865]



Figure 112-45 - Nipomo Central Business District

- b. Permit requirements.** Minor Use Permit approval is required for all new construction or exterior alteration of existing structures where a land use permit is required by Section 22.06.030, except:
- (1) Minor exterior alterations, and expansions not exceeding 1,000 square feet, that are in conformance with the Olde Towne Nipomo Design and Circulation Plan; these projects are still subject to all other applicable permit requirements;
 - (2) Where Conditional Use Permit approval is otherwise required by this Title; and
 - (3) Projects located on the “west side” as shown in Figure 112-45, which shall be subject to the land use permit requirements established by Section 22.06.030, or applicable standards of this Article.

[Amended 1999, Ord. 2865]

- c. Visitor-serving priority area.** Applications for visitor-serving uses are encouraged around the Tefft Street/Highway 101 interchange within the area shown in Figure 112-46, particularly restaurants, grocery stores, gas stations, financial services, hotels and motels, personal services and transit stations.

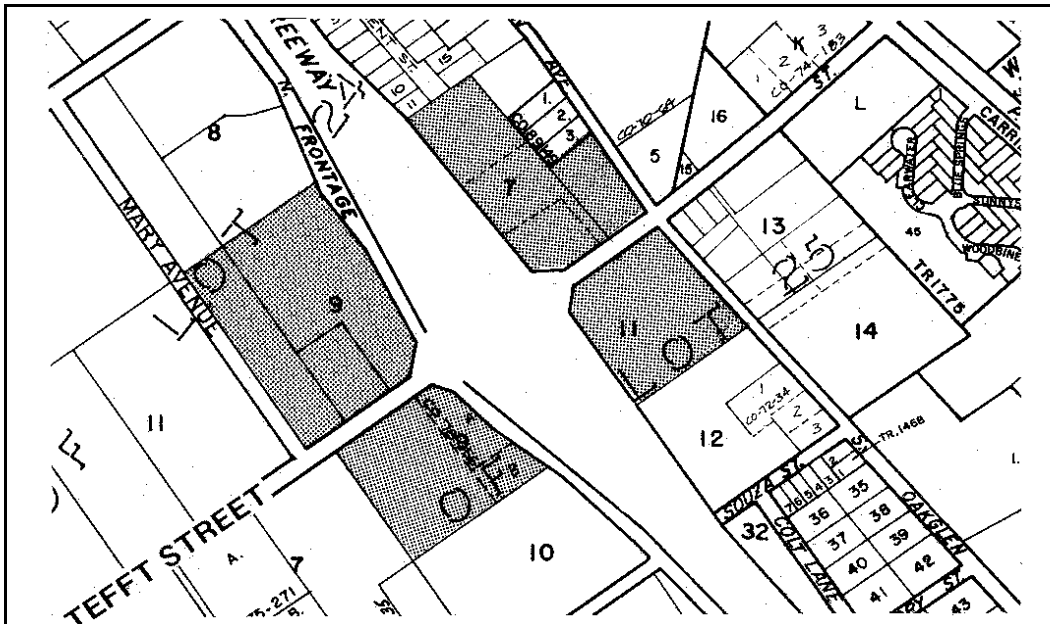


Figure 112-46 - Preferred Visitor-Serving Area

- d. Residential uses.** Mixed-use projects that combine residential uses with commercial or office uses are encouraged. Multi-family dwellings as a principal use may be authorized by Conditional Use Permit approval.

2. **Northeast Corner of Tefft Street and Highway 101.** The following standards apply only to Parcels 2 and 3 of Parcel Map CO 72-11, shown in Figure 112-47.
- a. **Application content.** In addition to the requirements of Subsection C.1, applications shall include coordinated site planning for both parcels, however, the sites may be developed in phases. Primary access to both parcels shall be provided only from Tefft Street. Particular attention shall be given to location of uses, building design, signing, fencing, screening and landscaping to minimize potential conflicts with adjacent residential uses.
 - b. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the CR land use category may be authorized in compliance with the land use permit requirements of that Section, except: outdoor sports and recreation; public assembly and entertainment; recycling collection stations; small scale manufacturing; auto, mobile home and vehicle dealers and supplies; and vehicle storage.

[Amended 1983, Ord. 2122]

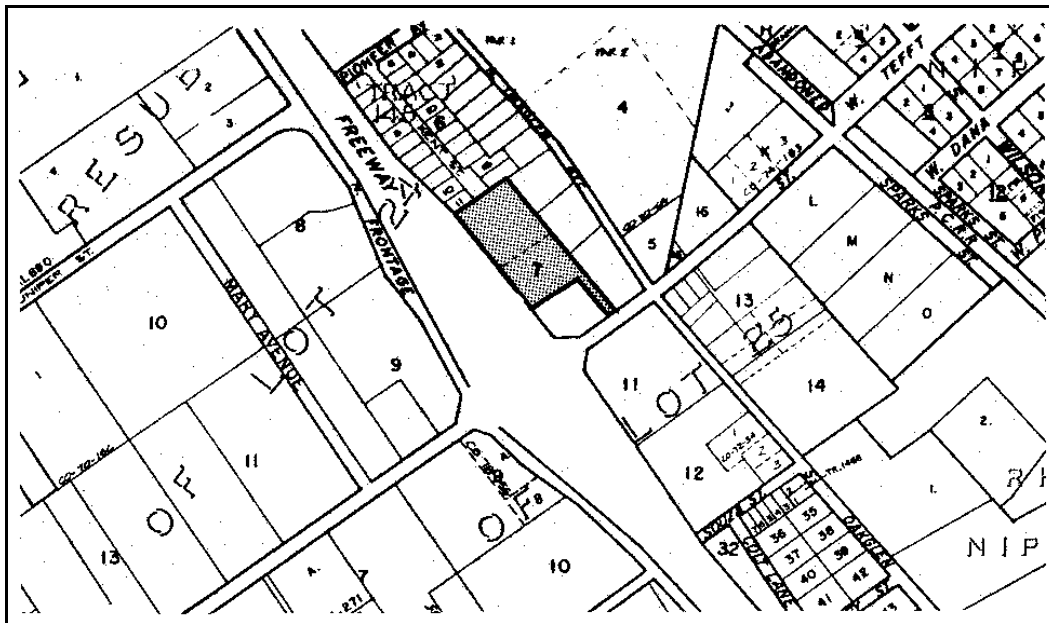


Figure 112-47 - Northeast Corner of Tefft Street and Highway 101

3. **Neighborhood commercial centers.** The following standards apply to sites for neighborhood commercial uses, shown in Figure 112-48.

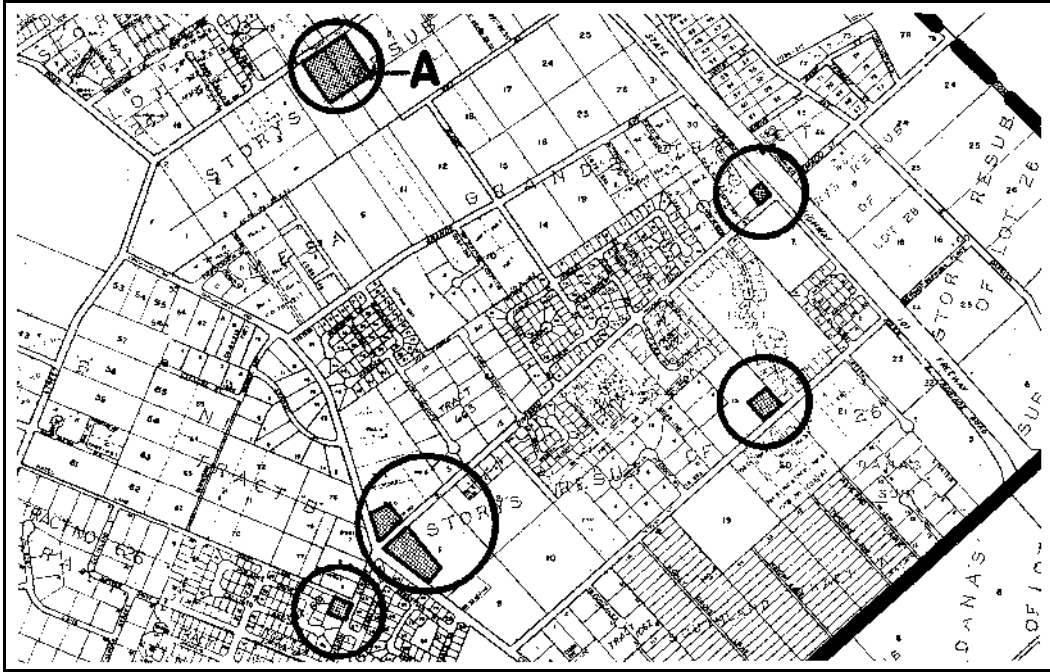


Figure 112-48 - CR - Neighborhood Commercial Sites

Guidelines. Commercial uses should be developed that serve neighborhood daily shopping needs and that are compatible with and complement nearby residential uses. Small-scale businesses should be scaled to serve neighborhoods within a one-half to one mile radius.

- a. **Limitation on use.** Land uses shall limited to the following, in compliance with the land use permit requirements of Section 22.06.030: grocery stores; restaurants; offices; financial services; personal services; consumer repair services; general retail; building materials and hardware; indoor amusements and recreation; gas stations; and multi-family or caretaker dwellings, except that gas stations shall not be allowed within Area "A" on Figure 112-48.
- b. **Zoning Clearance and Site Plan Review requirements.** The following standards apply to projects requiring Zoning Clearance (Building Permit) or Site Plan Review.
 - (1) **Limitation on floor area.** No store or use shall exceed 8,000 square feet of floor area, except that general retail stores shall not exceed 2,000 square feet each. General retail stores cumulatively for each site shall not exceed 25 percent of the total floor area.
 - (2) **Sign limitation.** On-site free-standing signs are limited to monument signs.

- (3) **Setbacks.** Front and street side setbacks shall be 20 feet, except that where street-front entrances are provided on building frontages, up to 50 percent of such building frontage can be within 10-foot setbacks. Building locations shall have a maximum setback of 20 feet on at least 40 percent of the front and street sides before other on-site building locations are utilized.

For area "A" on Figure 112-48, the following setbacks apply. Front and street side setbacks shall be 20 feet, except that where street-front entrances are provided on building frontages, such building frontage can be within a 10-foot setback.

Setbacks shall be landscaped to buffer commercial development visually from nearby residential neighborhoods.

- (4) **Landscaping.** 15 percent of the interior site area, not including buildings, setbacks and parking areas, shall be landscaped meeting the standards of Chapter 22.16. Parking areas shall meet the standards of Section 22.18.040.F and G.
- (5) **Parking lot connections.** For area "A" on Figure 112-48, the parking lot design shall provide, at a minimum, for vehicle connection between adjacent commercial parcels and may provide for connection to adjacent non-residential sites.

- c. **Minor Use Permit and Conditional Use Permit requirements.** Projects requiring Minor Use Permit or Conditional Use Permit approval should comply with the provisions of Subsection C.3.b and the following standards. Alternative designs may be allowed where the Review Authority determines that the intent of the standards is met.

- (1) **Architecture.** Buildings shall be designed to be compatible with the residential scale and character of nearby neighborhoods, through such means as utilizing pitched roofs, wood, wood-appearing or stucco siding, extensive use of eaves, arcades, moldings and ornamentation.
- (2) **Site planning.** Site planning should cluster buildings, visually link store entrances and show varied building footprints. Pedestrian access to the site and circulation between stores should be emphasized and be separated from parking, loading and service walks. The physical needs of pedestrians should be served by paved surfaces, outdoor seating, shade and landscaping. On sloping sites, development should respond to the site with stepped buildings yet achieve nearly level grades throughout the parking and building areas.

[Amended 1996, Ord. 2786]

D. Commercial Service (CS). The following standards apply within the Commercial Service land use category.

1. **Limitation on uses.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the CS land use category may be authorized in compliance with the land use permit requirements of that Section, except: ag processing; animal keeping; drive-in theaters; public assembly and entertainment; sports assembly; petroleum extraction; restaurants larger than 5,000 square feet; grocery stores larger than 5,000 square feet; general retail and personal services that are larger than 2,000 square feet each and that occupy more than 25 percent of the total floor area of a site; offices (except allowable in community gateway projects in Subsection D.4.); lodging uses listed by Table 2-2, Section 22.06.030 in the “Services” use group; concrete, gypsum and plaster products; airfields and landing strips; gas stations; and truck stops. [Amended 1986, Ord. 2257]

The following uses are not permitted on properties that are adjacent to Residential Land Use Categories: collection stations; metal industries-fabricated; recycling and scrap; stone and cut stone products; auto and vehicle repair and service.

2. **Site planning.** Buildings shall be located at the front setback, and street-corner side setback if applicable, and shall be oriented to the street with outdoor activity and parking at the side and rear. Design on-site circulation so that trucks can move forward through the site, except where infeasible because of site area or configuration. Locate loading areas or bays separate from parking aisles and driveways. Landscaping and fencing design shall be similar between uses, with a continuous canopy of trees along streets.

Where projects are located adjacent to residential land use categories, particular attention shall be given to building design, signing, fencing, downward-directed lighting and landscaping to minimize potential operational and visual conflicts.

3. **Architecture.** Building design shall extend elements that are utilized on the street-fronting sides, such as parapets, facias, cornice lines or roof treatments, around the interior sides of buildings to provide an identity to the total project. Changes in materials shall occur only with an offset in the building facade. Projects that have retail uses or no identified tenants proposed shall utilize door and window moldings, separate shop entrance doors from bay doors, and eaves, awnings or other porch entries.
4. **Community gateway projects - Permit requirements.** Development of properties that front Highway 101 or South or North Frontage Road and are within one-quarter mile of the urban reserve line is subject to Minor Use Permit approval unless a Conditional Use Permit is otherwise required by this Title. Buildings shall be located at the street and street-corner side nearest to the urban reserve line, as illustrated in Figure 112-49. Landscaping shall occupy at least 60 percent of street frontage and provide a continuous line of trees. Buildings on such properties are encouraged to be at least two stories, with offices an allowable use as an incentive. Architecture shall be similar to the Dana adobe and early California Mission styles, with stucco walls and tile roofs and other details and ornamentation as required by the Olde Towne Nipomo Design and Circulation Plan. Vertical elements such as clock or viewing towers are allowed. A consistent design theme and use of materials shall be utilized throughout site development.

5. **Sign height limitation.** Free-standing signs are limited to a height of 24 feet or no higher than the project's building, whichever is less.

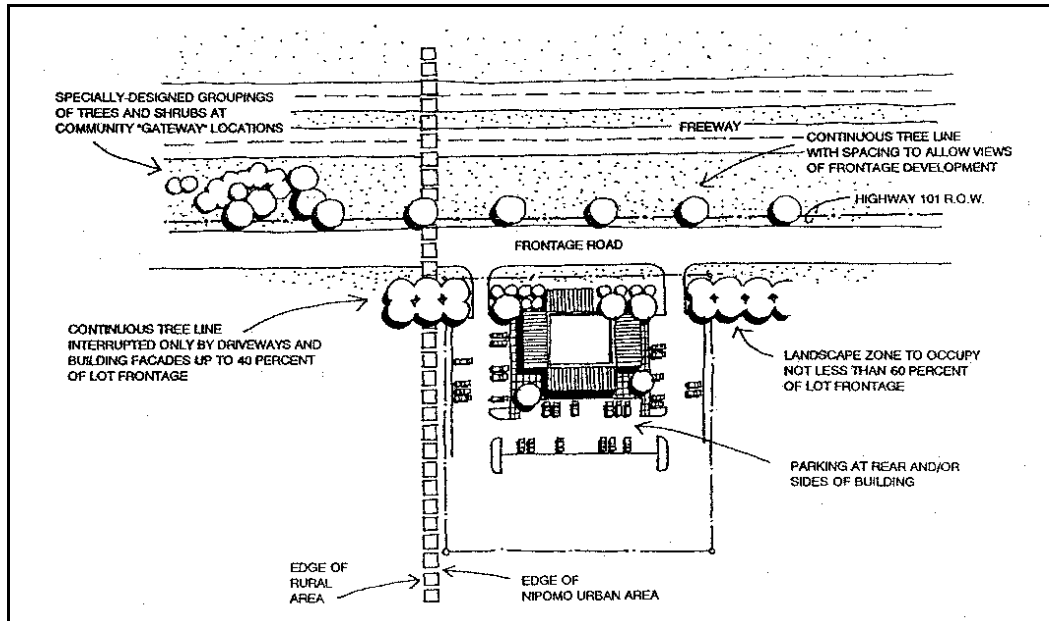


Figure 112-49 - Community Gateway Development

- E. **Office and Professional (OP).** The following standards apply only to land in the Office and Professional land use category.
1. **Compliance with CBD Design Plan.** After adoption of the CBD design plan (which shall include lands in the Office and Professional category), all proposed new developments or remodeling projects shall be in compliance with that plan.
 2. **Development prior to approval of the CBD Design Plan.** Development applications shall comply with Standards 2 and 3 for the Commercial Retail category.
 3. **Limitation on use.** All land uses identified by Section 22.06.030 as allowable, permitted, or conditional in the OP land use category may be authorized in compliance with the land use permit requirements of that Section, except: indoor amusements and recreation; public assembly and entertainment; elementary schools through colleges and universities; airfields and landing strips.
 4. **Residential uses.** Multi-family and single-family dwellings as incidental uses may be authorized by Minor Use Permit approval, subject to the standards and findings required by Section 22.30.490.

F. Recreation (REC) - Dana Adobe. The following standards apply only to the properties containing and surrounding the Dana Adobe, shown in Figure 112-50 in addition to the Historic combining designation standard in Section 22.12.030.A.

1. Limitation on use.

- a. Prior to completion of a future Southland Street interchange, land uses shall be limited to those identified as allowable, permitted, or conditional in the Residential Suburban land use category by Section 22.06.030, except for nursing and personal care, and residential care.
- b. After completion of a Southland Street interchange, all land uses that are identified by Section 22.06.030 as allowable, permitted, or conditional in the Recreation land use category may be authorized in compliance with the land use permit requirements of that Section.

- 2. Permit requirement.** The development of any non-agricultural or non-residential uses shall comply with the Site Master Plan on file with the Department and shall be subject to Conditional Use Permit approval. The Conditional Use Permit shall identify the area to be developed, the types of uses to be established, and an architectural motif compatible with the adobe itself.

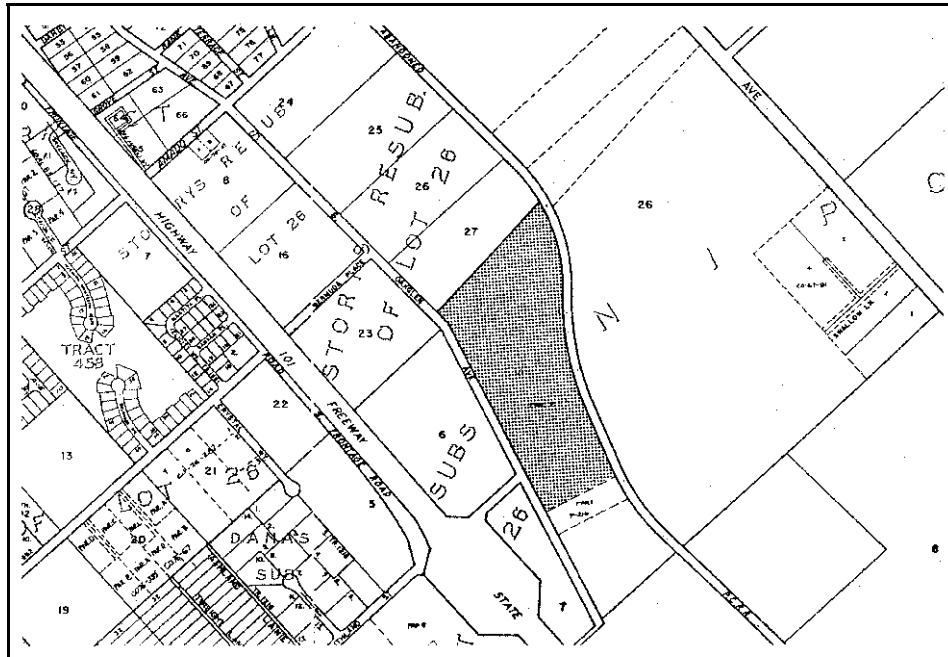


Figure 112-50 - Property Surrounding the Dana Adobe Property

3. **Subdivision requirement.** All new subdivisions on the site of the Dana adobe shall be clustered in compliance with Chapter 22.22. An area shall be located around the Dana adobe site, to be offered for dedication to the County, another agency, or appropriate caretaker organization for maintenance and improvements. Funding shall be provided to contribute to the improvement of the adobe and its site in an amount to be determined through the subdivision review process. The residential lots shall be located a compatible distance from the adobe. The architecture of structures within the subdivision shall be compatible with the adobe, through the use of deed covenants, conditions and restrictions (CC&Rs).
4. **Development requirements.** Siting and architecture of both residential and non-residential uses shall be visually compatible with the Dana Adobe and located to minimize their appearance from the adobe. Physical linkage with the adobe site shall be designed that encourages pedestrian travel. Landscaping shall be utilized to buffer views between the adobe and development sites. An area shall be located around the Dana adobe site, to be offered for dedication to the County, another agency or appropriate caretaker organization for maintenance and improvements. Funding for the improvement of the adobe and its site at an amount to be determined through permit review shall be provided before occupancy of any proposed development.

G. Residential Multi-Family (RMF). The following standards apply within the Residential Multi-Family land use category.

1. **Density limitations.** Multi-family development is allowable at a base density for areas as shown in Figure 112-51 using the medium density criteria in Chapter 22.22, except that the minimum open area shall include required setbacks and all areas of the site except buildings, parking aisles or driveways and parking spaces.
 - a. **Minimum density.** A minimum density of 10 units per acre is required for parcels larger than two acres.
 - b. **Density bonuses.** The base density may be supplemented by the affordable housing density bonus in Chapter 22.22. Where this standard allows 10 and 15 dwellings per acre, the base density may be increased by adding up to 30 percent additional studio or one-bedroom dwelling units, of which 25 percent of the number of bonus units shall be designed to be handicapped accessible.
 - c. **Density related to property size - West of Highway 101.** Subdivision of larger parcels is discouraged in the 10- and 15-units per acre areas within Figure 112-51, by limiting the allowable density for smaller lots. Allowable density as shown in Figure 112-51 shall be related to the size of the parent parcel(s), as follows:

ALLOWABLE DENSITY IN AREAS IN FIGURE 112-51 WEST OF HIGHWAY 101		
Size of Parent Parcel	Maximum Density (dwellings per acre) Based on Location of Parcel	
	10 dwellings per acre area	15 dwellings per acre area
Less than .5 acre	6	9
.5 to 2 acres	8	12
Larger than 2 acres	10	15

- d. **Detached dwelling densities in 10-units-per-acre areas.** In areas with an overall density of 10 units per acre, detached single-family or duplex dwelling units are required, to achieve the appearance of a compact single-family neighborhood.
2. **Permit requirement.** Minor Use Permit approval is required before any subdivision, lot line adjustment or development of five or more multi-family units, unless a Conditional Use Permit is otherwise required by this Title. The approval shall ensure a lot pattern, including the possibility of clustering, to accommodate building sites that provide a varied distribution of buildings and articulated building layout with usable open space area and a gradation to adjacent neighborhoods and the freeway to maximize compatibility and mitigation of potential noise impacts.

[Amended 1986, Ord. 2270]

3. **Site planning criteria.** Site design shall provide a varied distribution of buildings, separated by usable private and common open spaces and parking areas. Vary the edges of buildings to avoid creating long straight sides. Use common open spaces and parking areas as illustrated in Figure 112-52 to separate the units from adjacent properties in other land use categories.
- a. **Private outdoor space.** Private outdoor space shall be provided with at least a 15-foot depth and width for ground floor units, and six-foot depth and 15-foot width for upstairs units.

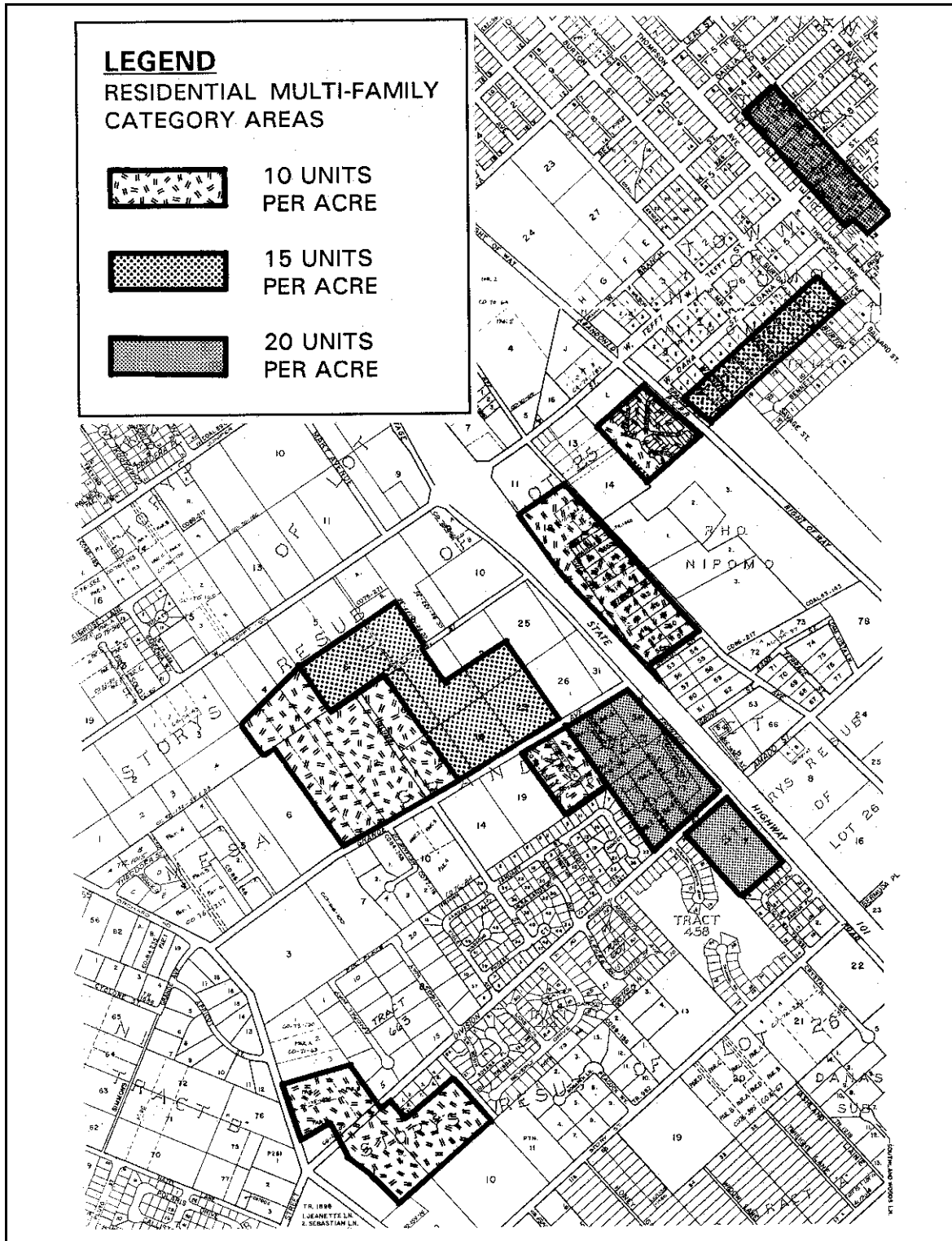


Figure 112-51 - RMF - Residential Multi-Family Areas in Nipomo

- b. **Active recreation area.** Common area open space shall include at least one usable, active recreation area with the following area and features for every number of dwelling units listed:

Minimum Dwelling Units	Minimum Area	Features
4	250 sf	Table with benches, shade and playground equipment, for every 4 units.
40	300 sf	Above plus enclosed sheltered mail delivery point at vehicle and pedestrian focal points, in compliance with Postal Service regulations for multi-family dwellings.
60	800 sf	Above plus enclosed common room(s) with recreation equipment, meeting furniture and kitchen for every 60 subsequent units.

Examples: An eight-unit project would have at least 500 square feet of usable outdoor area, with two tables with benches and shades and playground equipment, as shown in Figure 112-52. A 100-unit project would have a combination of passive and active playground areas totaling 6,250 square feet, enclosed mail rooms, and an enclosed common room.

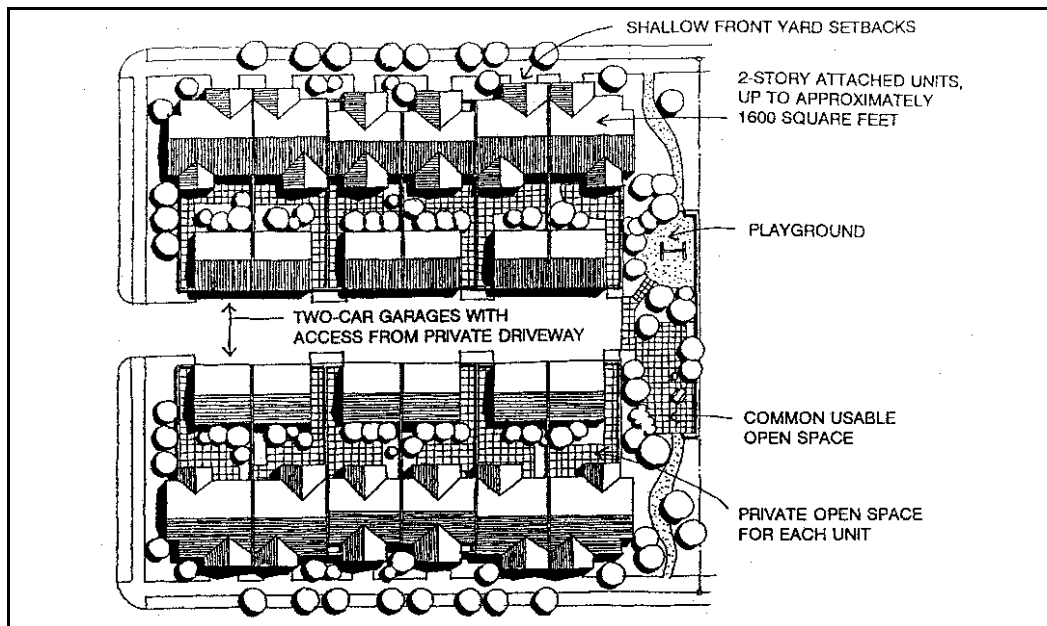


Figure 112-52 - Typical Multi-Family Project at 20 Units/Acre

4. **Subdivision requirements.** New subdivisions shall subdivide existing lots into blocks generally no longer than 1,300 feet perimeter and 400 feet in length. Alleys may be included if they are no more than 20 feet in width and are maintained by an owners association or other private entity. Where a specific condominium or planned unit development project is not proposed, a variety of lot sizes shall be proposed to accommodate smaller projects.
5. **Minimum setbacks - Properties with alleys.** The front setback on properties that have alleys located at the rear is 15 feet, if garages and driveways are located with access to the rear only.
6. **Road dedication requirement.** An offer of dedication shall be made for parcels adjacent to public streets at the time of subdivision or new development for an eight-foot parkway between the curb and sidewalk. Landscaping improvements shall be provided for street trees, lawn or low-maintenance plants.
7. **Nipomo Creek properties.** New development on properties with frontage along Nipomo Creek shall provide a 40-foot building setback for open space uses and access to the creek.

H. Residential Single-Family (RSF). The following standards apply within the Residential Single-Family land use category.

1. General standards.

- a. **Minimum density - New land divisions in low density areas.** The minimum density is as follows for low density areas within Nipomo shown in Figure 112-53:

- (1) **Half- acre density areas.** The minimum parcel size is 20,000 square feet within the half-acre density areas shown in Figure 112-53, unless a larger size is otherwise required by Chapter 22.22.
- (2) **10,000 square foot density area.** The minimum parcel size within the 10,000 square foot density area shown in Figure 112-53 is one acre prior to the provision of a community sewer system, except that 20,000 square-foot parcels may be allowed if granted an exemption by the Regional Water Quality Control Board.

After the provision of a community sewer system, and the issuance of a will-serve letter to a proposed site by the applicable service-provider, the minimum parcel size shall be 10,000 square feet unless a larger parcel size is otherwise required by Chapter 22.22. Affordable housing projects that qualify in compliance with that chapter may have smaller parcel sizes than this base density.

Applications for 20,000 square-foot and larger parcels shall provide a conceptual plan for the ultimate division of the property into 10,000 square-foot parcels to show future circulation and subdivision design.

- b. **Minimum building site - Southland Tract A.** The minimum building site area is one acre for the Southland Tract A, shown in Figure 112-53, until community sewage disposal is available.
- c. **Subdivision requirements.** New subdivisions shall subdivide existing lots into blocks generally no longer than 1,300 feet perimeter and 400 feet in length, with alleys, where proposed, no more than 20 feet in width which shall be maintained by an owners association or other private entity.
- d. **Minimum setbacks - Properties with alleys.** The front setback on properties that have alleys located at the rear is 15 feet, if garages and driveways are located with access to the rear only.
- e. **Permit requirement.** Land divisions that propose parcels of one acre or larger before division shall be authorized by Minor Use Permit approval prior to approval of a Tentative Map. The Minor Use Permit shall indicate ultimate division, setbacks, open space corridors, building sites, utility extensions and offers of dedication for the ultimate street pattern.
- f. **Secondary dwelling minimum site area.** The minimum site area for the purpose of allowing a secondary dwelling is 10,000 square feet.

[Amended 1981, Ord. 2063; 1997, Ord. 2800]

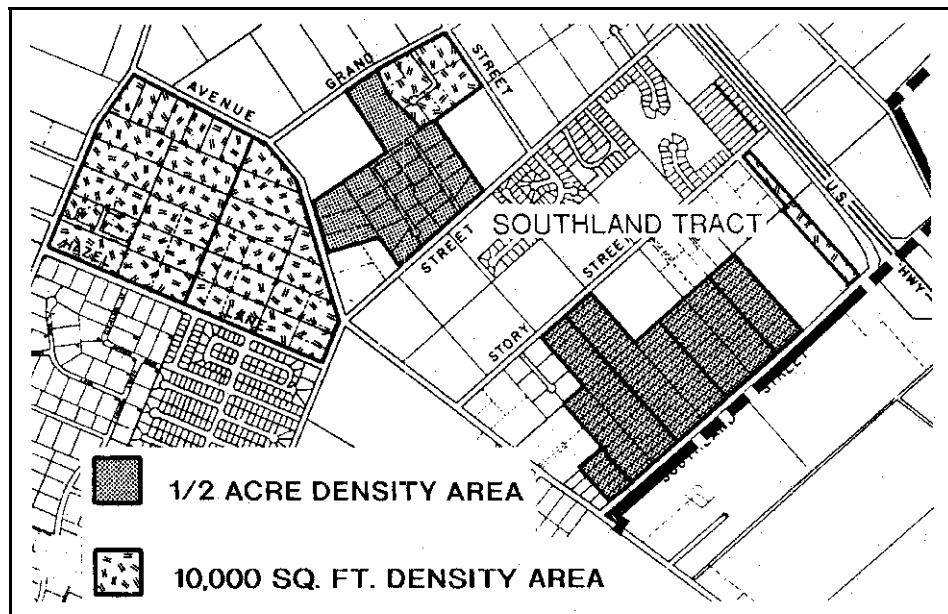


Figure 112-53 - RSF - Low Density Single Family Areas

2. **Knotts Street area.** The following standards apply only to the property southeast of Knotts Street, shown in Figure 112-54.

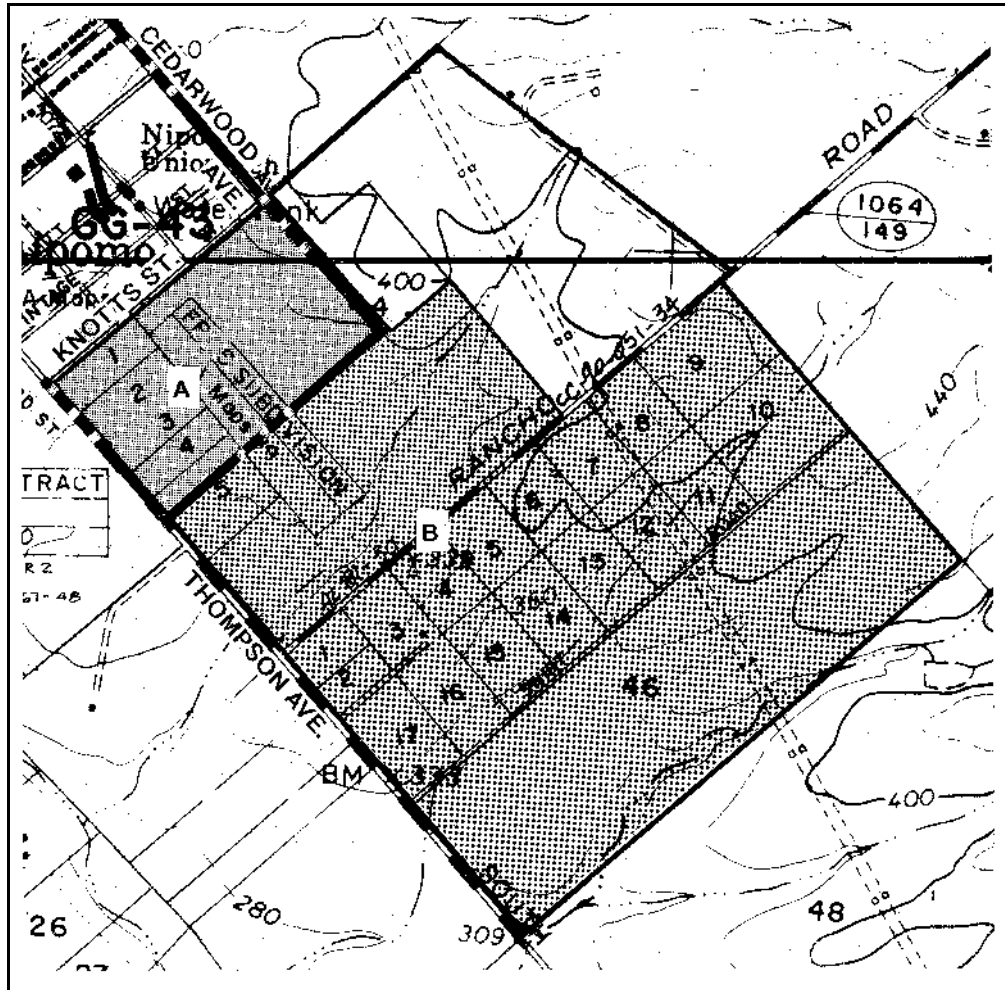


Figure 112-54 - RSF - Knotts Street Area

- a. **Subdivision requirement.** New residential subdivisions within area "A" shown in Figure 112-54 shall be limited to a total of 46 parcels when accompanied by the following:
- (1) A re-subdivision of the parcels in area "B" to the minimum size for supporting productive commercial agriculture;
 - (2) Permanent agriculture/open space agreement(s) for area "B";
 - (3) Adequate agricultural buffers to be determined through project review;
 - (4) Dedication of approximately 10 acres within area "A" for a community park located optimally to serve the existing and new neighborhoods;

- (5) A lot pattern that locates smaller parcels near Knotts Street that are similar in size with the neighborhood, and larger parcels at the edge of the subdivision.
- (6) A trail/linear park easement shall be dedicated between Knotts Street and Rancho Road along Thompson Road.
- (7) A building setback of 100 feet from Thompson Road between Rancho Road and Knotts Street.
- (8) Street access to Thompson Road shall be limited to one point in addition to Knotts Street.
- (9) Reservation of sufficient, long-term water production capacity for both areas A and B shown in Figure 112-54.

- b. **Water supply.** A detailed hydro-geologic analysis shall be completed at the time of Conditional Use Permit application for the residential subdivision,. The analysis shall be prepared such that long-term water availability is determined to be adequate for the residential subdivision and the agricultural use of areas A and B shown in Figure 112-54. The data used in the analysis shall provide for conclusions with a high degree of certainty, and shall be based on 1) monitoring over a certain period (as recommended by the hydro-geologist), 2) recent, detailed existing information on water availability, or 3) a combination of these two.

- I. **Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.

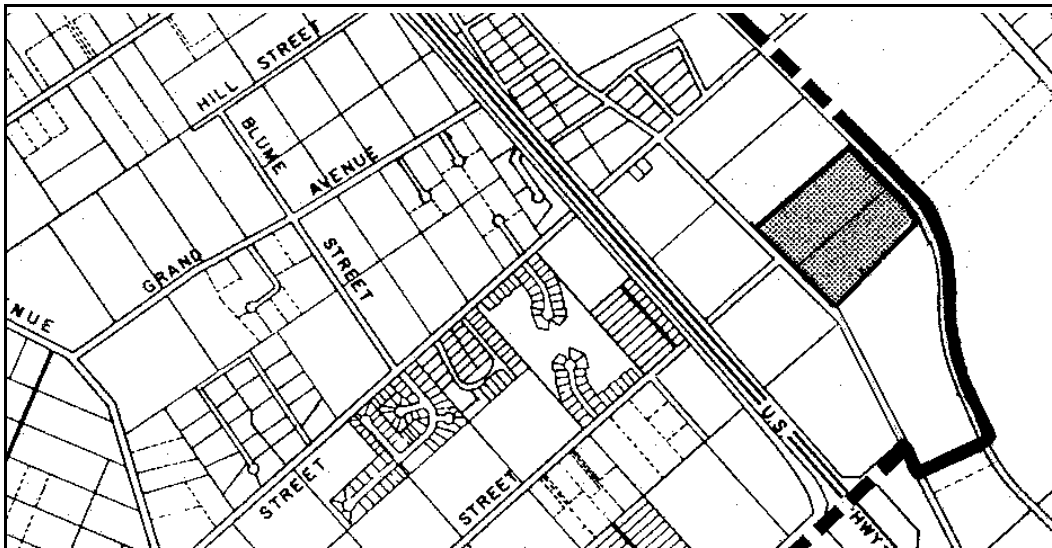


Figure 112-55 - RS - Subdivision Open Space Requirement

1. **Dana Adobe vicinity - Subdivision requirement.** New land divisions of the properties shown in Figure 112-55 shall be designed to retain areas that are important views from the Dana Adobe property in open space. The developer may wish to investigate the cluster division provision in Section 22.112.020.D. This standard applies in addition to the Historic combining designation standard in Section 22.112.030.A.
2. **Osage Road area - Minimum parcel size.** Minimum parcel size for new land divisions west of Osage Road (see Figure 112-56) is $2\frac{1}{2}$ acres, unless larger parcel sizes would otherwise be required by Chapter 22.22.

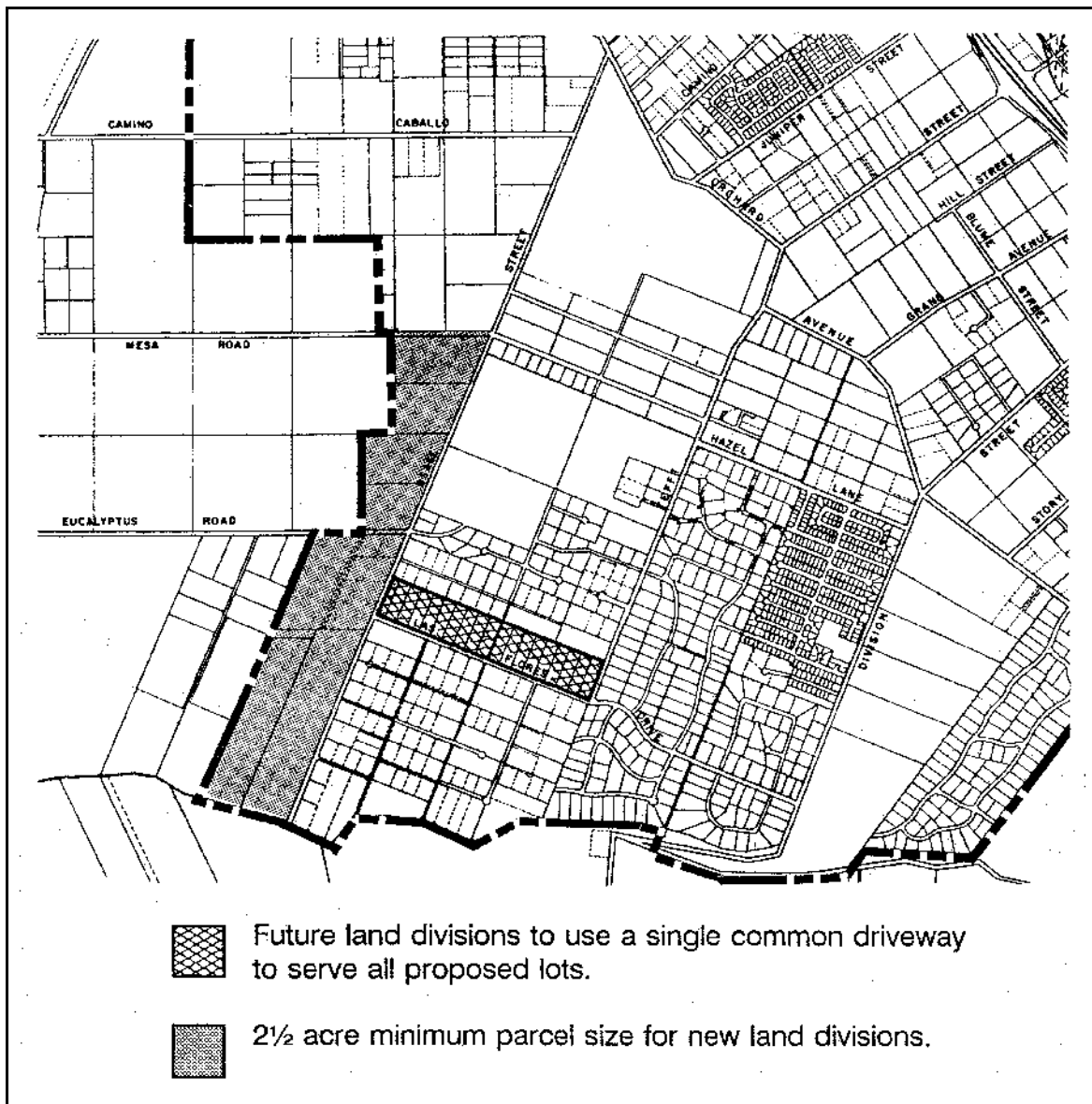


Figure 112-56 - RS - Osage Road Area

3. **Calimex Plantation Tract - New land divisions.** Future land divisions of the tier of lots on the north side of Las Flores Drive between Osage Street and Tefft Street (see Figure 112-56) shall utilize a single common driveway to serve all proposed lots. [Amended 1982, Ord. 2106]
4. **Pomeroy Road area.** The following standard applies to the parcels shown in Figure 112-57.
 - a. **Subdivision requirements.** Land divisions shall be clustered in compliance with Section 22.22.140. Cluster open space parcels shall be located along Pomeroy Road to create a visual and noise buffer for the residential parcels. Driveway access to parcels shall be from interior streets or Live Oak Ridge Road. Residential parcels shall be at least one acre along the east property line, to be consistent with adjacent allowed parcel sizes. [Amended 1997, Ord. 2800]
 - b. **Building setback.** Residential development shall be set back at least 80 feet from Pomeroy Road.

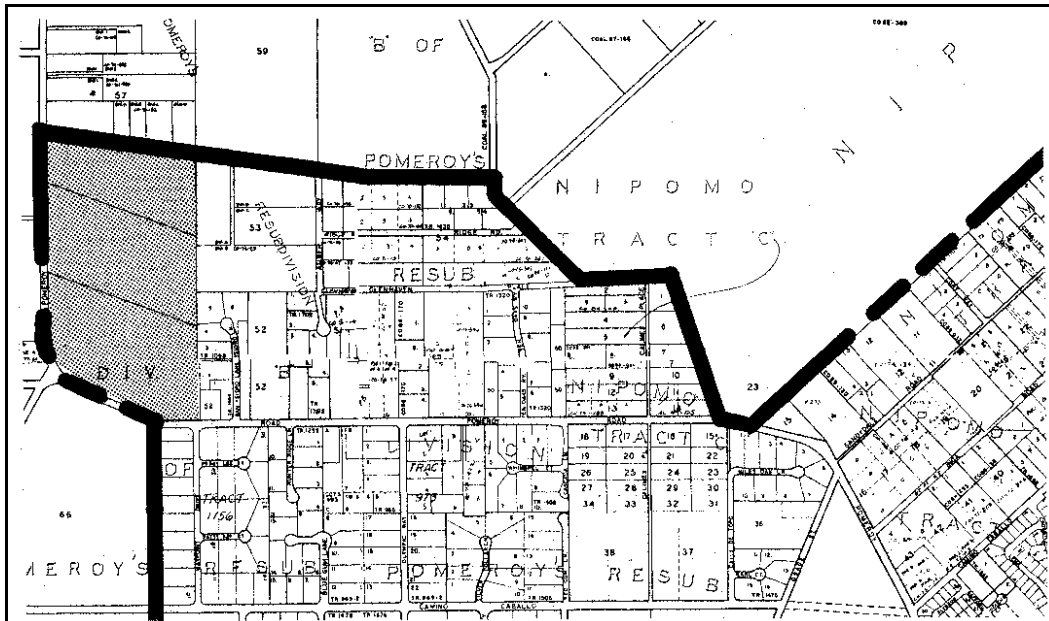


Figure 112-57 - RS - Pomeroy Road Area

22.112.090 - Palo Mesa Village Area Standards

The following standards apply within the Palo Mesa village area in the land use categories or specific areas listed.

A. Community-wide standards. The following standards apply to the entire village area.

1. **Water supply.** When a village-wide water system is constructed all users shall connect to the system; individual wells shall be used for non-domestic purposes only.
2. **Drainage plan requirement.** All land use permit applications for new structures or additions to the ground floor of existing structures within the area shown on Figure 112-58, shall require drainage plan approval in compliance with Chapter 22.52, unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.

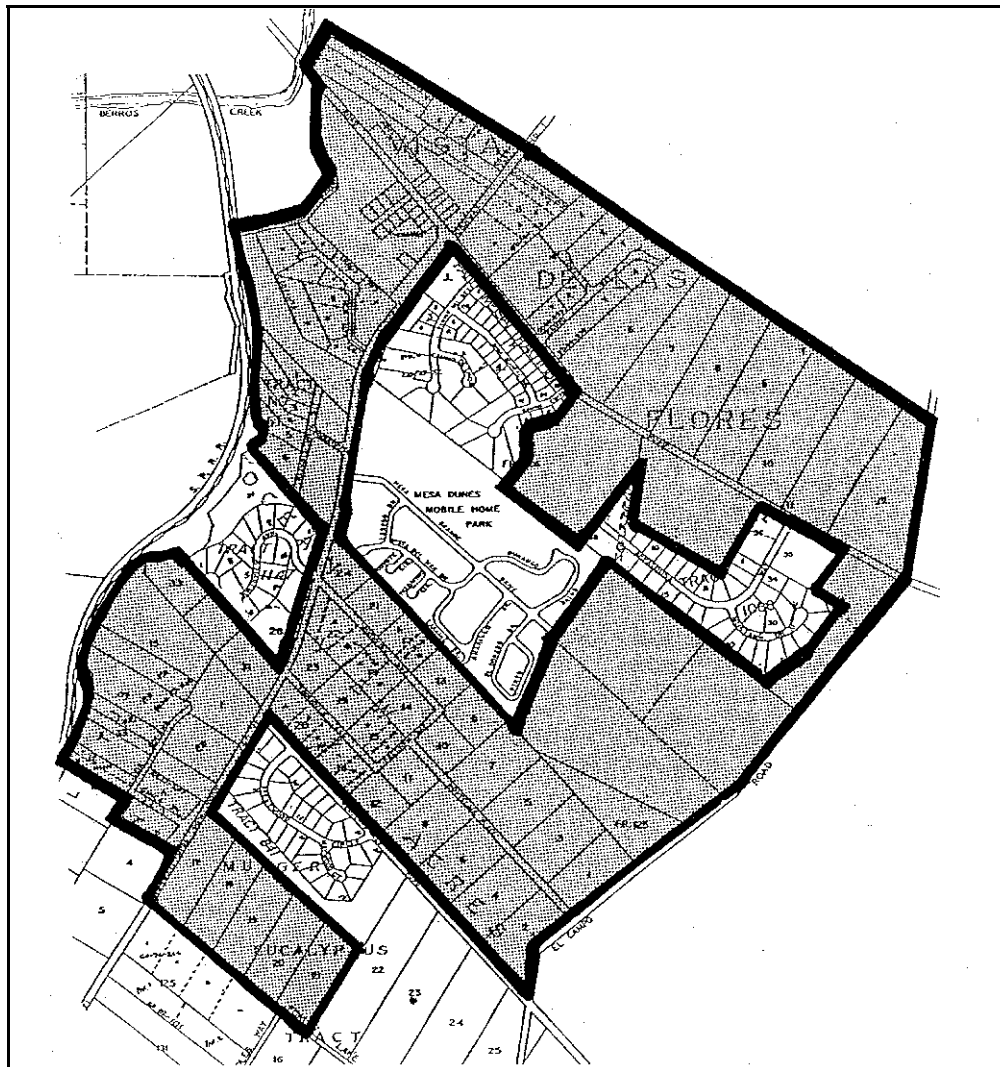


Figure 112-58 - Palo Mesa Drainage Plan Requirements

3. **Circulation.** In addition to the circulation standards in Section 22.112.020.C, development that is subject to Minor Use Permit or Conditional Use Permit approval shall provide adequate circulation measures to minimize an increase in vehicle turning movements to and from Highway 1 and Halcyon Road.

B. Commercial Retail (CR). The following standards apply within the Commercial Retail land use category.

1. **Limitation on use.** Land uses shall be limited to: bars and night clubs; caretaker dwellings; consumer repair services; convenience and liquor stores; financial services; gas stations; general retail; hardware stores; indoor amusements and recreation; offices; personal services; restaurants.

[Amended 1997, Ord. 2800]

2. **Zoning Clearance and Site Plan Review requirements.** The following standards apply to all projects requiring Zoning Clearance or Site Plan Review. Applicants that cannot or choose not to comply with the provisions of this Subsection may instead apply for Minor Use Permit approval.

- a. **Access.** Primary access on the east side of Highway 1 shall be from Halcyon Road.
- b. **Limitation on floor area.** Each store or use shall be limited to 5,000 square feet of floor area, except that general retail, financial services and offices shall be no more than 2,000 square feet each. General retail cumulatively shall not exceed 25 percent of the total floor area on a site.
- c. **Site planning.** Building entrances to uses shall be visible from the street. Building layout shall be varied as conceptually illustrated in Figure 112-59. Pedestrian access between on-site uses and adjacent commercial properties shall be provided. Loading and service areas shall be separated from other circulation areas. Street sidewalks shall be separated from curbs by parkways. Outdoor seating, shade and small plazas shall be provided.
- d. **Architecture.** Architecture shall utilize pitched roofs with hipped or gable ends and eaves, wall materials that are linear wood or wood appearing siding, such as lap siding or channel tongue and groove, stucco, brick or stone. Changes in wall and roof planes shall occur at least every 30 feet by the use of offsets and directional shifts. Extensive use of moldings, cornices and other architectural ornamentation shall be provided.
- e. **Sign limitation.** Free-standing signs shall be limited to monument signs.
- f. **Setbacks.** Building locations shall have a maximum setback of 20 feet on at least 40 percent of the front and street-corner sides before other on-site building locations are utilized.

- g. Landscaping.** At least 15 percent of the site area, not including buildings and setbacks shall be landscaped for shading, screening and pedestrian use of walkways, plazas and seating areas.

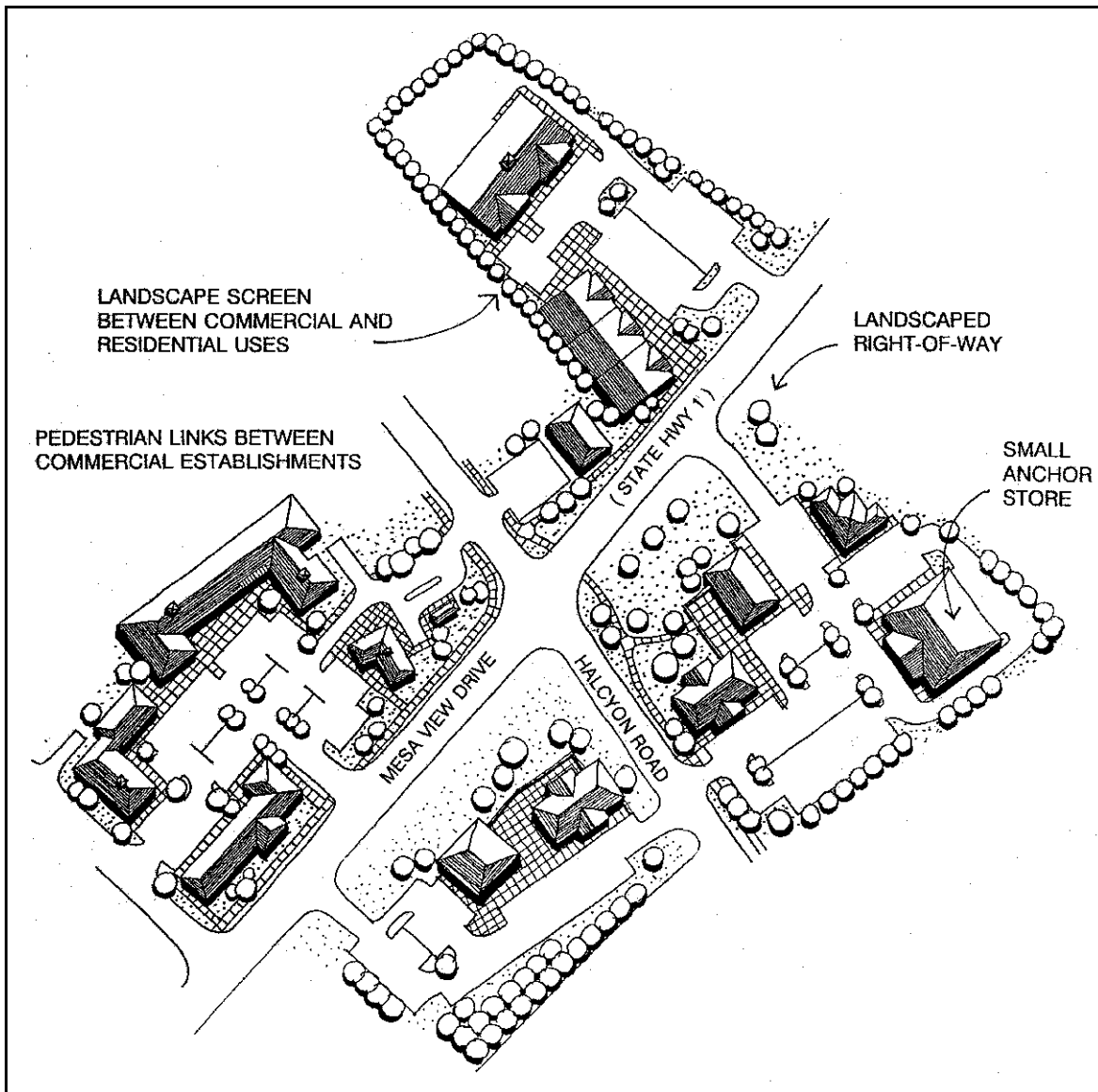


Figure 112-59 - CR - Commercial Area Design Concept

- 3. Minor Use Permit and Conditional Use Permit requirements.** Projects requiring Minor Use Permit or Conditional Use Permit approval shall conform with the requirements of Subsection B.2 as guidelines for new development. These standards may be modified where the Review Authority determines that the intent of the standards is met by alternative designs.

C. Recreation (REC). The following standards apply within the Recreation land use category within the area shown on Figure 112-60.

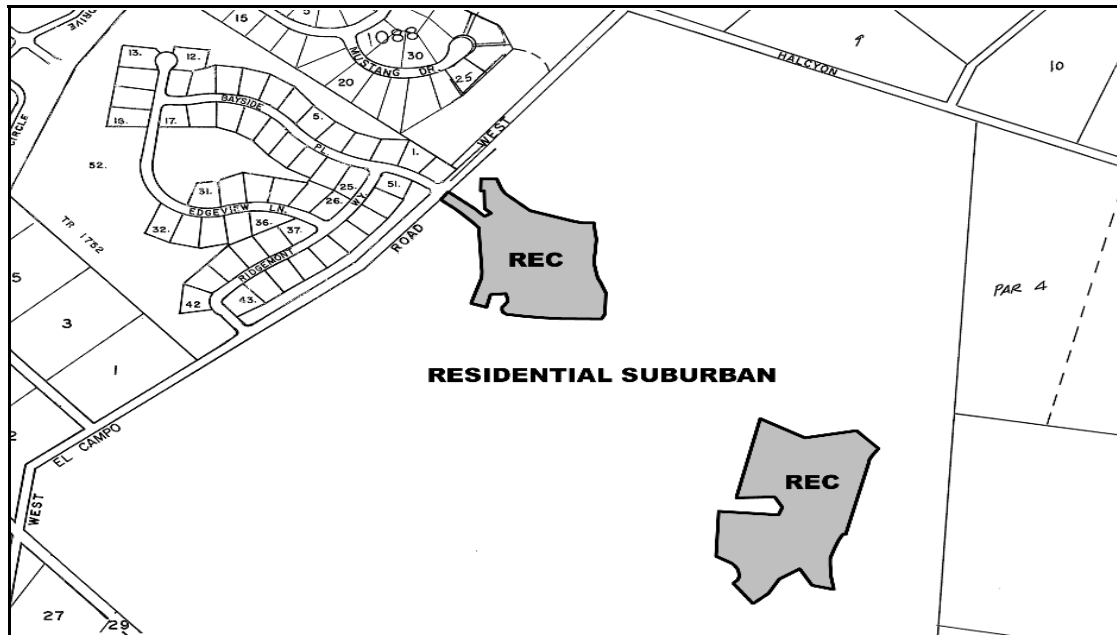


Figure 112-60: REC - Cypress Ridge Recreation Land Use Category

1. **Limitation on Use.** The allowed uses are as follows:
 - a. “previously-approved uses” per D890413D are allowed, including: golf course and related uses, specific commercial uses within the “Village Center”, single family residences, eating and drinking places;
 - b. additional uses as follows: hotel (not to exceed 103-units), a facility of an approximate 14, 000 square foot footprint (pro-shop, hotel registration, and full service restaurant (200 seat)), employee housing, additional “Village Center” use to allow general public to conduct meetings and social events, and child care facilities.
2. **Open Space.** Maintaining the open space as previously approved on the Development Plan/Subdivision (D890413D/TR1933); and
3. **Residential Density.** Not increasing residential density as set forth in the approved Development Plan/Subdivision (D890413D/TR1933).

[Added 2002, Ord. 2968]

- D. Residential Single-Family (RSF) - Access at Halcyon Road and Highway 1.** Uses within the Residential Single-Family land use category on Lots 1, 2 & 3, Block 3, Tract 151 (see Figure 112-61) shall have access only from Camino Del Rey, not from Highway 1.

[Amended 1981, Ord. 2063]

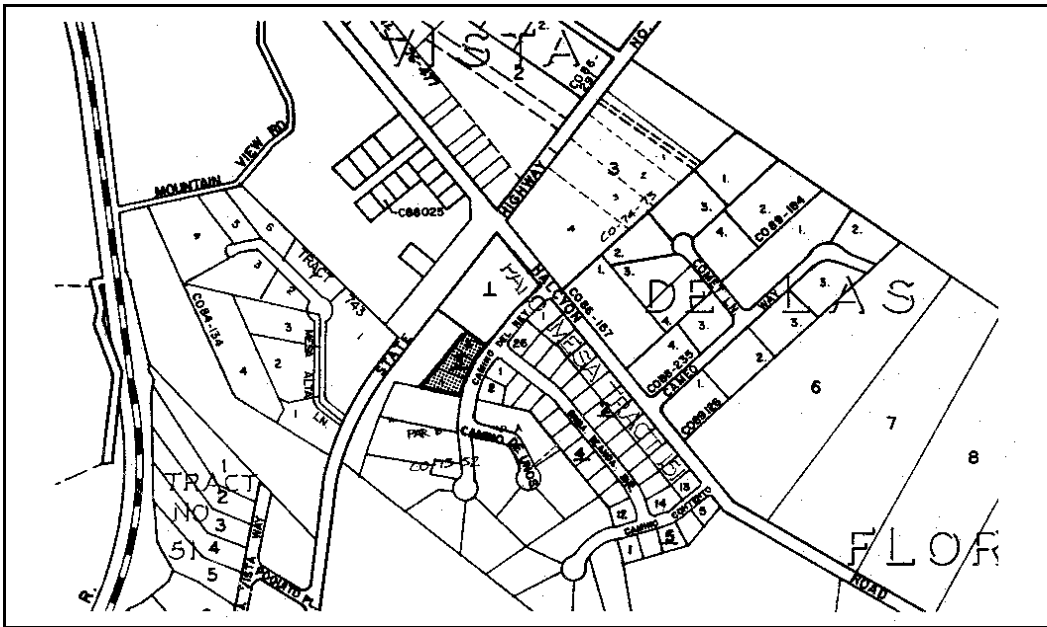


Figure 112-61 - RSF - Southeast Corner of Halcyon Road and Highway 1

- E. Residential Suburban (RS).** The following standards apply within the Residential Suburban land use category.
1. **Access to Highway 1.** Residential properties shall gain access to Highway 1 by way of local streets wherever possible.
 2. **Woodland Dairy.** The following standards apply only to the former Woodland Dairy property (see Figure 112-62).
 - a. **Permit requirement - Specific Plan.** A Specific Plan shall be prepared in compliance with Government Code Section 65450 under the guidance of the County prior to the approval of further subdivision development of the property, although a clustered land division in compliance with Section 22.22.140 may be approved without Specific Plan approval.

b. Specific Plan objectives. The Specific Plan shall be prepared to achieve the following objectives:

- (1) Project design consistent with the resource carrying capacities of the site and vicinity and compatible with the suburban and rural residential character of the site vicinity.
- (2) Protection of the resources of Black Lake Canyon.
- (3) Project design and development for residential clusters, recreational and incidental small-scale resort and retail commercial uses, with close proximity among and between uses achieving a central village orientation, with convenient pedestrian access to and within open space areas.
- (4) Formulation of methods to fund and implement areawide circulation, public service and facility improvements to support the population growth accommodated by the project and areawide development.
- (5) Use of reclaimed water to satisfy as much of the project non-potable water demands as possible.

c. Specific Plan - Content. Preparation of the Specific Plan shall include all information required by Government Code Sections 65450 et seq., and shall also include development and analysis of the following information:

- (1) Resource capacities of the project site and site vicinity including water, sewage disposal suitability, schools and traffic.
- (2) Site layout and development concepts for all uses on the property, including location of clustered residential sites and the proposed number of units within each cluster. Development shall utilize the cluster division provisions of Section 22.22.140 with a maximum density of one dwelling per acre.
- (3) A phasing plan for implementation of the project.
- (4) Circulation patterns and street alignments in the project that will minimize vehicle travel, with an emphasis on pedestrian and bicycle access to and through open space areas.
- (5) Proposed means of protecting the resources of Black Lake Canyon.
- (6) Proposed programs to study and where appropriate, to be part of the funding and implementation of areawide circulation, public facility and service improvements necessary to support the growth accommodated by the project and areawide development.

- d. **Permit requirements - Development after Specific Plan.** The Specific Plan shall include a section that identifies the permitting and processing requirements for development of the property after adoption of the Specific Plan.
- e. **Site access.** Access to the project site is not to be from the south edge of the property in Black Lake Canyon. Proposed parcels within the development shall be accessed from the internal street system.
- f. **Community services.** Establish community water supply and sewage disposal systems. The community water system shall be integrated into a village-wide water system, if possible.
- g. **Mitigation measures.** The Specific Plan shall incorporate wherever possible the mitigation measures identified in the Final Environmental Impact Report prepared for the Bjerre General Plan amendment application (County file no. G831130:1).

[Amended 1985, Ord. 2239]

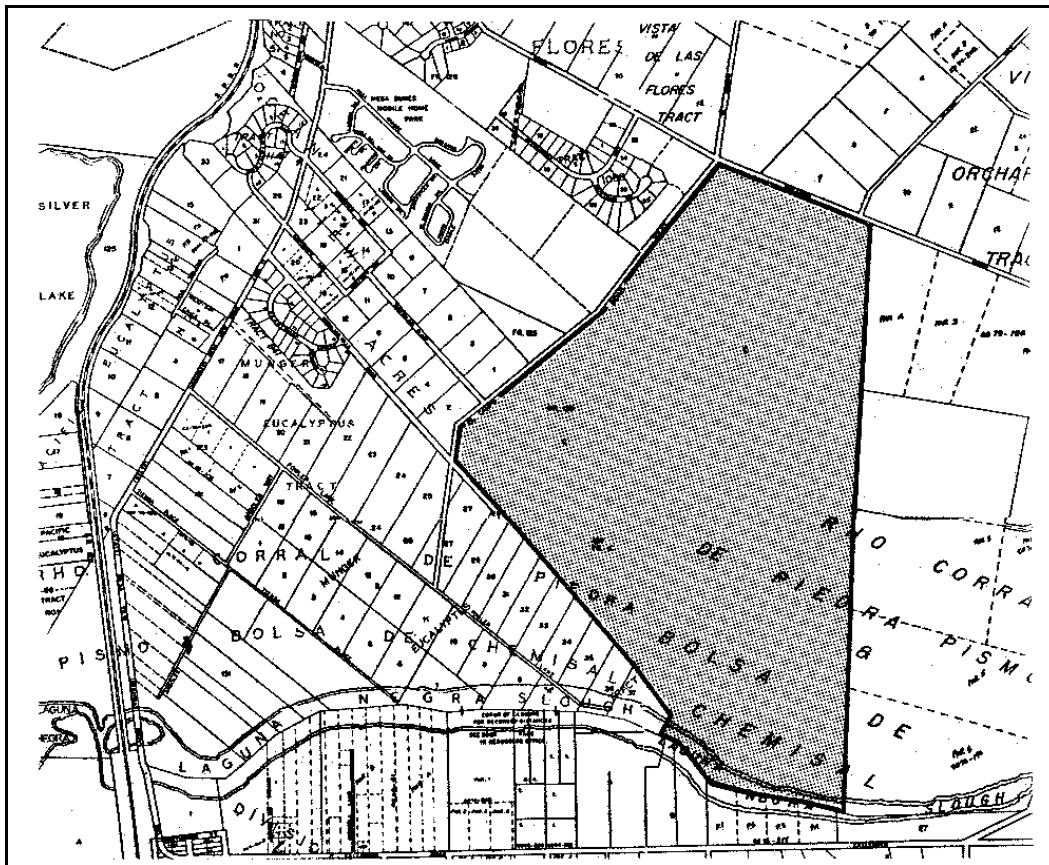


Figure 112-62 - RS - Woodland Dairy

22.112.100 - Woodlands Village Area Standards

The 1998 Woodlands Specific Plan and any amendments thereto, is hereby incorporated into this Section as though it were fully set forth here. All development within the Woodlands Specific Plan Area (see Figure 112-63 shall be in conformity with the adopted Specific Plan. In the event of any conflict between the provisions of this Title and the Specific Plan, the Specific Plan shall control. Any deviation of existing or proposed development from the provisions of the Specific Plan shall occur only after appropriate amendment of the Specific Plan.

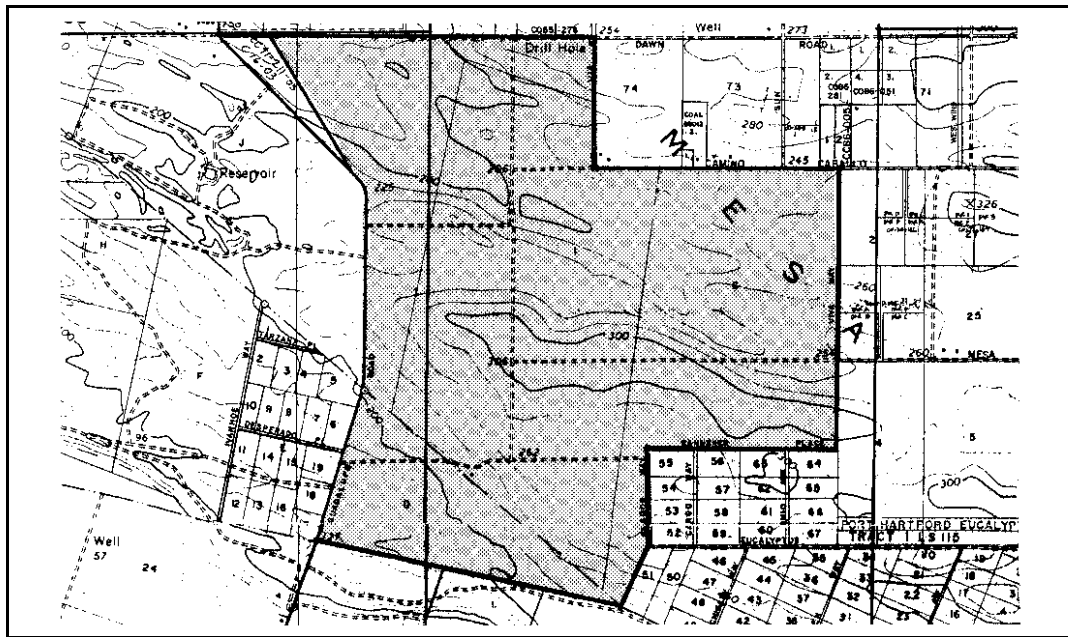


Figure 112-63 - REC/CR/CS - Woodlands Specific Plan Area

[Amended 1999, Ord. 2865]

South County - Woodlands Village

22.112.100